

S.F. DISTRICTS: BERNAL HEIGHTS

SAN FRANCISCO DISTRICTS

BERNAL HEIGHTS

DISTRICTS. BERNAL HEIGHTS

Bernal open space deal would block development
SF Progress Dec. 28, 1984 p.A1, c.1

Bulldozer vs. people: dozer loses again.

Exam. Feb. 10, 1986, p.A-1.c.3.

Chron. Feb. 11, 1986, p.3.c.1.

S.F. suspends construction on lot used as playground.

Chron. Feb. 12, 1986, p.19.c.5.

S.F. DISTRICTS. BERNAL HEIGHTS.

Bernal Heights redefines 'mixed use'

Prog. Feb. 19, 1986, p.A1.c.2.

S.F. 'Dogpatch' stops a man's new home.

Exam. March 6, 1986, p.B-4.c.1.

Bernal Heights neighbors lose fight against an upscale home. Exam. March 20, 1986, p.B-5.c.1.

Bernal Heights: neighborhood on the move.

Exam/Chron. Apr. 26, 1987, p.F-1.c.3.

S.F. DISTRICTS. BERNAL HEIGHTS.

Feinstein cites high court in vetoing construction ban.
Exam. June 20, 1987, p.A-3.c.5.

Dogpatch in the City. (S.F. at Your Feet)

Exam/Chron. Sept. 11, 1987, p.6. Sunday Punch.

Teens reinvigorate neighborhood paper. (New Bernal
Exam. Oct. 19, 1987, p.B-1.c.1. Journal)

Bernal Heights: A pastoral slice of San Francisco.
Exam. Nov. 18, 1987, p.E-3.c.1.

BERNAL HEIGHTS.

Neighbors' do it-yourself crime fight
Exam. Apr 29, 1981 p.2B1, c.3

The hawks of Bernal Heights
Exma & Chron Aug. 29, 1982 p.27 Calif Living

Wild in the streets II (Bill Mandel col)
Exam Nov. 18, 1983 p.A2, c.1

All not quiet in Bernal Heights, no street to top will
be closed. (Bernal Heights Blvd.) Exam May 26, 1984, p.
p.10, c.6

S.F. Districts. Bernal Heights. Neighborhood Center

San Francisco Business, April 1982, p.28

DISTRICTS. BERNAL HEIGHTS

Ban on vehicles proposed
Exam June 15, 1984 p.B5, c.6

Districts. Bernal Heights.

SF Planning shirks duties re NW Bernal Rock
Club
SF Progress. July 19, 1978. p.10.c.4.

S.F. Dist. Bernal Heights.

1. Bernal Heights fire fuels new neighborhood anger. Chron. Oct. 21, 1978, p. 3, c.1.

DISTRICTS.
BERNAL HEIGHTS

1. Mayor makes a deal with Bernal Heights.
Exam. Mar. 15, 1980, p.4c1
2. Battle for Bernal Hill erupts again
SF Progress. May 4, 1980. p.A2.
3. Low-rent housing OKd after protest
Exam. Oct. 3, 1980 p.B1, c.5
4. Jobs program investigated in fraud case
Exam. Nov. 24, 1980 p.B1, c.5

Districts. Bernal Heights.

Building to suit neighbors
Chron. May 18, 1978. p.21.c.1.

Districts. Bernal Heights.

A nest of city dwellers wants to rule its
own roost
Exam. May 19, 1978. p.4.c.1.

Districts. Bernal Heights.

'Secessionists' on Bernal Heights(editorial)
Exam. May 23, 1978. p.26.c.1.

Districts. Bernal Heights.

SF neighborhood wins on planning
Chron. July 14, 1978. p.5.c.1.

Districts. Bernal Heights.

Builders vs. residents: 2nd battle for Bernal Heights

Exam. Jan. 25, 1978. p.4.c.1.

New homes on Bernal Heights okd

Chron. Jan. 26, 1978. p.18.c.4.

Developer wins in Bernal Heights

Exam. Jan. 26, 1978. p.4.c.1.

Districts. Bernal Heights.

Bernal residents lose permit appeal

Chron. Mar. 2, 1978. p.17.c.1.

Developer wins in Bernal Heights

Exam. Mar. 2, 1978. p.37.c.1.

Districts. Bernal Heights.

Bernal Heights fights for identity

Exam. Mar. 22, 1978. p.35.c.1.

Districts. Bernal Heights.

A sweep-in at City Hall--cleaner streets for Bernal?
Exam. Nov. 6, 1973. p.2.c.1.

Districts. Bernal Heights.

'Clean our streets, Mr. Crotty' protest Bernal
Heights residents
Exam. & Chron. Feb. 10, 1974. p.3A.c.1.

Districts. Bernal Heights.

Taking a stand in Bernal Heights
Chron. July 6, 1977. p.6.c.1.

Hills. Bernal Heights.

Dedication of the hilltop in Bernal Heights as a park
Chron. June 11, 1973. p.3.c.1.

Aural spot: flying start at Bernal Park
Exam. June 11, 1973. p.5.c.1.

S.F. Dist. Bernal Heights

1. Where the ripoff used to be a way of life.
Exam. Sept. 5, 1973, p.3, c.1-

Districts. Bernal Heights.

Unique fund to help Bernal Heights groups
SF Progress. Oct. 31, 1973. p.1.c.3.

Districts. Bernal Heights. Summer employment.

1. City puts youngsters to work--clip, trim & beautify.
Chron. June 22, 1971. p. 12. c. 1.

Districts. Bernal Heights.

1. 40-acre area-park approval on Bernal hill
Chron. Aug. 11, 1972. p. 3. c. 7.

Districts. Bernal Heights.

1. Protection for view lot--open space for park
Chron. Aug. 18, 1972. p. 22. c. 1.
2. City won't sell lot, so realtor gains
Exam. Aug. 18, 1972. p. 9. c. 1.

Districts. Bernal Heights.

1. Bernal Heights Improvement plan OKd. \$3.2 Million;
Ehron. Mar. 28, 1969. p. 5. c. 5.

S.F. Districts. Bernal Heights.

1. They fought city hall and wom.
Exam. & Chron. Apr. 13, 1969, p.30 Sunday Homes.

Districts. Bernal Heights.

1. 'Lost' community fights for service from Muni.
Exam. Sept. 15, 1970. p. A c. 1.

S.F. Districts. Bernal Heights

"Fiesta in Bernal Heights"

S.F. Magazine, Aug. 1968, p.36-

Districts. Bernal Heights. Fire.

1. Family of 17 flees Xmas fire. (Mr. & Mrs. H. Cain).
Chron. Dec. 26, 1968. p. 4. c. 1.

Districts. Bernal Heights. Home burned.

1. No. 44 son rewards her mother love. (Mrs. H. Thomas)
Exam. Jan. 29, 1969. p. 1. c. 1.

Bernal Heights

Relay station

Pac Telephone is building a micro-wave relay station on top. The company is co-operating with the city in landscaping the area around it to disguise the functional appearance of the buildings and to improve the scarred appearance of the hill.

SF News-Call Answer Column. July 17, 1963 p 45

SAN FRANCISCO TRAYS

Bernal Heights

A walk on Bernal Heights.

Chron Aug 28, 1966 p.5 Chronicle Sunday Punch.

see WALKS S.F. vertical files

SAN FRANCISCO TRAYS

Districts. Bernal Heights.

1. Cliff Hanger 'unsafe' for SF Postmen.
SF Chron. Mar. 12, 1968, p. 3. c. 1.

The other San Francisco.

Exam. Chron. Mar. 17, 1968, p.5.c.1.

DISTRICTS. BERNAL HEIGHTS. Origin.

Takes its name from Juan Francisco Bernal, a soldier who accompanied Juan Bautista de Anza to the Bay Area in 1776. Bernal was given more than 4000 acres surrounding his knob - or about seven square miles of what is now the Mission District, Bayview District and Diamond Heights. Potrero Heights was the pasture for his cattle.

SF Call-Bull 5-31-62 "Ugly Hill to be Beautiful" p 25 c 5

Districts. Bernal Heights.

S. F. City and Telephone Co. will undertake to repair the scarred face of Bernal Heights. Both hope the result will justify a new approach to industrial development in S. F.

SF News Call Bull 5-31-62 p 25 c 4

BERNAL HEIGHTS

1. Redevelopment housing survey in Bernal Heights.
S.F. Chron. Sept. 29, 1959, p.2, c.5

Walk on Bernal Heights. (Margot Patterson Doss)
Sonanza, Oct. 7, 1962.

SAN FRANCISCO TRAYS

DEPARTMENT OF PUBLIC WORKS
CITY HALL

CALIFORNIA

Secretary of the Board of Public Works
of the City and County of San Francisco
April 1911

P. F1

LIVING IN THE BAY AREA



Examiner Paul Glines

Modest homes on Florida Street in Bernal Heights sport a fresh, well-manicured look

Bernal Heights: neighborhood on the move

By Bradley Inman
SPECIAL TO THE EXAMINER

WHY ARE people wearing "BERNAL HEIGHTS, U.S.A." buttons, you ask?

Because the San Francisco neighborhood of Bernal Heights has begun to tip the scales from a mixed-up community with a lot of problems to a neighborhood with a lot of solutions and pride.

In the last ten years, a resurgence in community activism has given Bernal Heights a new confidence—a righteousness that has produced some laudable results: new affordable homes, improved land-use plans, a new park, new streets, a moratorium on certain types of development and greater respect from City Hall. The neighborhood has problems, but hard work is starting to pay off.

Bordered by Army and Mission streets and the 101 and 280

freeways Bernal Heights is a residential neighborhood of 25,000 people. Laid out on a series of hills with terrific views, it has some of the best weather in The City.

One of the Bernal Heights activists is Buck Bagot, a self-described Clark Kent lookalike, and an unrelentless cheerleader for Bernal Heights. When Buck gave me a tour of the neighborhood, every few minutes he would anxiously jump out of the car to talk over a community

issue with a neighborhood resident or merchant.

Bagot admits to being one of the new "progressive gentry" in Bernal Heights. In San Francisco, gentrification is ordinarily a bad word to new-age political organizers like Bagot. They are opposed to young professionals moving into an older neighborhood en masse and causing a wholesale bumping out of the poor.

But Bagot's use of the adjective—See LIVING, F-6

Community Control Plan

Building to Suit Neighbors

By Marshall Kilduff

Should a small neighborhood vary off city officialdom and suspicions of outside developers, have the right to control the design and cost of new buildings on its turf?

One small block group in the Bernal Heights district of San Francisco has produced a stylish 111-page report arguing for such community control—a notion bound to provoke strong feelings in the city's warring camps of developers and well-drilled neighborhood corps.

The Northcross Bernal Block Club will urge the Planning Commission today to accept an experimental one year period for these local controls, along with other suggestions for the 100 block of Elsie street.

Two developers involved with projects along the narrow, hillside street dismiss the report as "clearly unreasonable" and an invasion of simple property rights.

But other neighborhood groups elsewhere in Bernal Heights and in Glen Park, Potrero Hill and the Haight-Ashbury are watching to see what reception the community controls proposal receives before the planning commission.

It is doubtful that the future package could be passed, its backers concede. Yet the ingredients of the Elsie street plan represent the thinking of many of the city's left liberal community groups responsible for causes such as district elections and anti-speculation laws.

Bernal Heights, along with the other concerned neighborhoods, has become popular with young, white professionals moving into a once scruffy corner of town.

Developers finding land in more prestigious areas scarce and expensive, have built new homes that neighbors were startled to find priced in the \$200,000 to \$300,000 range in the past two years.

The Elsie block, with 42 of its 33 lots vacant, became a development target even though there are no sidewalks and the street is only wide enough for a slow moving car to pass a parked one.

The neighborhood partisans battled developer Richard Alvarez to a standstill over seven lots and filed another builder Vincent Walsh to two homes.

But it was all kind of piecemeal, said block club organizer Buck Bagot, who was co-director of the Elsie street study.



Bernal Heights block leaders on Elsie street overlooking the Mission (from left): Roger Borgenicht, Barbara Bagot, Buck Bagot, Charlene Martinez and Jean Homer

We went to the Planning Commission and asked them to let us do a study for the block. We wanted to give them an idea of what we wanted ourselves. Bagot said.

The commission agreed last July and since then allowed an unannounced moratorium that held up all building permits for the block.

The study took six months, beginning last fall and was paid for in part by a \$2000 grant from the San Francisco-based Vanguard Foundation, a non-profit group that contributes to social causes.

Specific improvements suggested for the street include widening the roadway, making public purchases for open space and community gardens and requiring that new buildings be set back farther from the curb.

Building standards affecting landscaping, front doors, bulk, side yards, roofs, rear and facades

would be set along with rules on contracting solar heating.

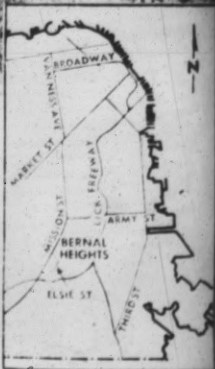
A builder would be invited to join to fix present profit margins on new structures, to keep prices down, and all owners would be bound by a stiff anti-speculation tax aimed at taking away quick profits.

The heart of the plan is the building to a board intended to hold new building lines to standards adopted by the neighborhood. Five members from the neighborhood Elsie street area would be elected.

This board would have the power to send a developer back to redraft plans three times.

A developer could appeal to the Planning Commission after that. The commission could overrule the local board's decision but only if that decision is arbitrary or capricious, poses a hardship on the developer or is at odds with the board's own design standards.

We've put the burden on the



developer with the review board, Bagot said.

The planning documents were filed in San Francisco say a lot about local control, but none of it has teeth except our proposal, he added.

The Elsie street leaders acknowledged the political limits on their planning package with its exceptions over housing costs and designs. But they claimed that their survey of 226 households turned up support for all their points.

Two opponents of the plan have already popped up.

I don't think the city can afford these kinds of controls, said Alvarez. The kinds of things they are asking for will only add costs, and defeat the ends they are seeking.

Said developer Walsh, who is president of the Residential Home Builders organization in San Francisco: "It's a reasonable guy but it would take the good Lord and more to get me back there and try to build again."

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Bernal Heights
likes its
pathways and byways,
like those on the left.
But it does think
The City ought to
clean them up
and make them
look a little
more like the
artist's drawing
at right.



Exam Chron

Apr. 13, 1969

Sunday Home p 30

They Fought City Hall and Won

By R. L. Revenaugh
Herald Staff Writer

A few years ago when the residents of Bernal Heights thought their homes were about to be bulldozed into redevelopment oblivion, they started fighting.

Today City Hall and the federal government are joining hands with the 22,000 San Franciscans who live there and love their homes. The 600-acre area on the edge of Inner Mission is going to get a facelifting, but will keep its own character.

Last week the City Planning Commission approved a \$3.2 million neighborhood improvement program which could make the area a workingman's paradise over the next 15 years.

The residents want The City to put in more parks, improve the streets, get the utilities underground and generally eliminate public neglect.

They also want to improve their homes and are willing to put \$90,500 in voluntary projects.

Part of the reason for this devotion to the place where they live probably comes from the fact that Bernal Heights may be one of the most cosmopolitan portions of The City.

School records indicate that the people are 56 percent Spanish, 15 percent black and nine percent Oriental.

The largest segment of the wage earners (39 percent) in Bernal Heights are skilled craftsmen. Average income is \$3,000 a year. The City-wide average is \$4,000. Home ownership is 55 percent (city average 33 percent) and the City Planning Department thinks there are many families in the area which are owning their homes for the first time.

The homes are modest in size and price.

This is characteristic of Bernal Heights since the beginning. The neighborhood was settled by foreign born and first generation Americans, dominantly Italian but with lots of Irish and Germans.

Planners think the area has one of the highest fertility rates in The City.

The crowning glory of the neighborhood is Bernal Hill from the top of which a person can get one of the finest views of The City. If height means anything, it's a better hill than famous Telegraph Hill.

So what's happening in Bernal Heights? Some 700 homes will be improved this year under a program which allows homeowners low-interest loans from the federal government.

Last year the homeowners planted some 500 trees along the sidewalks.

More than 2,000 homes will be improved each year by their owners. This phase of the program will cost \$2.6 million. Public improvements will cost another \$1.5 million.

A 500,000 community center building is being contemplated.

Park development in the area is expected to cost \$211,000, starting with a request for \$130,000 in the current budget.

All of this started a few years ago when the residents of Bernal Heights feared the neighborhood was going to be redeveloped into the ground up starting with the bulldozers.

In 1964 the first neighborhood organization came into being and a year later the Bernal Heights Association was formed.

Every summer since then the Association has staged a fair in Precita Green which attracts about 10,000 persons to see artists' exhibits, bazaars and the entertainment. The fair is held a fund-raising event. Average gross is only about \$400.

But it does serve to hold the community together and develop neighborhood pride.

And in Bernal Heights, pride is what it's all about.

No Sidewalks—No Mail

S. F. Chron. Mar. 12, 1968, p. 3, c. 1.

Cliff Hanger 'Unsafe' for S.F. Postmen

By Dick Hallgren

The mail did not go through yesterday to the 100 block of Elsie street on Bernal Heights on the southern edge of San Francisco.

Nor will it, the Post Office conceded. Not until the little cliff hanger of a street is made safe enough for postmen to set foot on it.

The mail always used to go through—and those were in the days when the street wasn't much more than a goat-path, as one of the excommunicated residents put it.

What happened is that the 100 block of Elsie street—formerly what the city's Department of Public Works calls a "non-accepted street"—officially became a street. It got paved, a little more than a year ago, although the original contractor went broke in the battle against the tortuous terrain.

'MUD-HOLE'

And the Post Office—knowing a difficult situation when it sees one—stopped delivering the mail when the street paving began. And it has not started again since.

"It's perfectly obvious why they stopped delivering the mail," said one disgruntled resident, Jean Flamer of 143 Elsie. "That street was the most God-awful mud-hole you ever saw."

But she couldn't figure out why the mail delivery eventually didn't resume, since it's now "much easier than it ever was before."

A Post Office spokesman explained the situation this way: If you speed at 70 miles an hour every night on a certain length of highway and you are finally stopped by a policeman, it is not an excuse to say that you have been speeding there for a long time.

PROBLEM

The problem on Elsie street, said administrative assistant Charles Harper, is that there are no sidewalks and the Post Office has a simple, nationwide regulation—no sidewalks, no mail.

He said he doubted there were any other residential areas in San Francisco with no sidewalks—perhaps just an occasional building or two



By Peter Breining

The tortuous path of Elsie street is made worse for the pedestrian by the absence of sidewalks.



The cross shows the location of Bernal Heights.

avenues, perhaps a mile which prevents that—the hill is so steep that extra grading is required, and the city funds don't provide for a city which has not proved workable.

Or they can install sidewalks. The city has ordered them to be done, but they have not yet started. Ordinarily, in such a case, the city would go ahead and put in the sidewalks and then file tax liens against the property owners for the money.

But there's a loophole: "There's nothing much to say about it, we just don't

get the mail delivered" said 28-year-old Frank Summers as he left his mother's house at 143 Elsie. "That's why I'm supposed to do right now—go pick up the mail."

A city official estimated that it would cost perhaps \$40 each for the residents to put in sidewalks, although they would include some owners of vacant lots who presumably would have little interest in doing so.

In the meantime, the impasse continues.

"There's nothing much to say about it, we just don't

STANDAL

in an industrial area where the mail delivery is by truck.

"Enough carriers slip, any way, on regular sidewalks without inviting a hazard," he said.

Postmaster Lin P. Koo, in a letter to the Bernal Heights Association said that "until such time as sidewalks and walkways are completed from the homes to the paved street, the carrier would still have to face steep banks and would find it practically impossible to reach these homes during wet weather."

So the residents—about a dozen of them—must journey for their mail to the Station "C" post office at 22nd street and South Van Ness





S. F. EXAM-CHRON. Mar. 17, 1968, p. 5, c. 1.

Photos: Pete Brasing

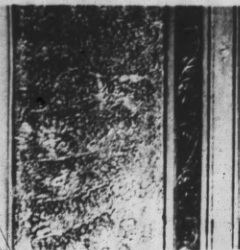
✓ The Other San Francisco

WHEN people think of San Francisco, they think of cable cars, or the Golden Gate Bridge, or the view from Telegraph Hill. But there is another San Francisco, in many ways more real than the picture postcard city. This is part of that other city, seen from

Bernal Heights, with old houses marching up from the Mission District toward the hills.

There isn't much magic in the Mission, unless you were born there: the climate is good, and there are still vacant lots for the kids to play in. In some parts of the Mission, not much

has changed in years. This picture could have been taken 40 years ago, instead of last week. There are some new apartments now. And 40 years ago, all those back yards would have been alive with clothes out on the line to dry. Now there are drying machines in the old houses.



Page 2 - Examiner - Tues., Nov.

The Neighborhoods

No. 61973 p. 2

A sweep-in at City Hall

By Carol Pogash

A street sweeping conspiracy from Bernal Heights swept through the City Department of Public Works yesterday collecting rhetoric but no promise of cleaner streets.

Some 20 Bernal Heights residents from three block clubs appeared uninvited at the office of Bernard McCrotty, superintendent of street cleaning.

"We've got dirty streets and they're getting dirtier," complained Gennette Sommers. She and other block leaders said that McCrotty had refused every invitation to meet with them earlier to

discuss the problem.

"There's a conspiracy afoot," argued McCrotty. He pointed to the dozen letters he recently received from block groups in the Outer Mission inviting him to discuss the street sweeping problem at a dozen meetings.

"Enough is enough," McCrotty said. "These people are being used."

Block club leaders admit they're organized. They are part of the Community of Outer Mission Organizations, a newly formed coalition that helps organize groups. Leaders of the clean streets brigade argue their

issues and actions are their own ideas.

McCrotty admits that much of their complaining has substance, but he said that 300-street sweepers can't keep the City clean. He has fewer men and more trash than he had a decade ago.

"How come there's no trash in St. Francis Woods?" one protester wanted to know.

The confrontation didn't result in cleaner streets but it did get the conspirators another chance.

McCrotty has promised to meet with the Bernal Heights block clubs later this month.



EDITOR'S NOTE: We thought this would be a bright way to open the book. If what follows turns back to us. The photographer is Gale McGill of KRON. The little girl model Toetta Baker.

you can always Photo by Demeter.

Exam. Aug. 18, 1972, p. 9.

City Won't Sell Lot, So Realtor Gains

By Joel Tlumak

Urban Affairs Writer

It appeared that a real-estate company was asking for a piece of city-owned land atop Bernal Heights.

But the company, Edward Rickenbacher Real Estate, was really just asking for an excellent view of the city.

When the City Planning Commission yesterday voted against the sale of the city-owned land, it enhanced the value of a piece of property Rickenbacher is trying to sell.

"A real-estate company has asked to buy Lot 21, Block 5652, located at the eastern end of Bernal Heights Boulevard, can be declared surplus and sold," was the item on the commission's agenda.

Master Plan

There was no question as to what the commission would do.

The staff said any sale of city-owned land was in conflict with the master plan because it would open space required for the protection and enhancement of Bernal Heights Boulevard and the park which is to be on the hill, both of which have long been part of City policy.

And spokesmen for the Bernal Heights Association showed up at yesterday's commission meeting to oppose any move to sell land atop the hill.

Rickenbacher didn't appear to make a case for declaring city-owned land surplus and thus available for sale.

Nearby Parcel

Contacted later, Rickenbacher said all he was doing was asking for a "clarification" on what the City intended to do with the land because he is trying to sell

for a client a piece of property across the way on Carver Street.

The city-owned lot in question on the boulevard near Esmeralda Avenue "has an excellent city view," according to the Planning Department, and since the official policy now is that the lot will remain open space, the property of Rickenbacher's client increases in value. Its view won't be blocked.

This area in Bernal Heights has long been proposed for a hilltop park.

空前最妙傳其戲！
請汝們快來觀察



Photos by Joe Rosenthal

Unpaved Montcalm street on Bernal Heights, a piece of the countryside in the city

Aug 28, 1966 Sunday Punch, p. 5

San Francisco at Your Feet

A Walk on Bernal Heights

By Margot Patterson Doss

"WHAT DO YOU suppose a pretty girl like that is doing with such an ugly guy?" the residents of Bernal Heights like to ask, giving an ironic jerk of the head to indicate the unimpressive sculpture at the top of the hill.

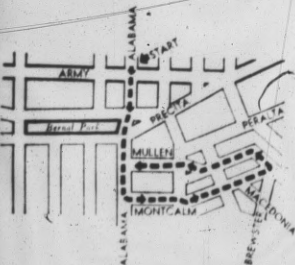
The metal composition, which looks as though mechanization has finally taken command, is really not a pair of Martian lovers, as local humor would have it. It is a telephone company microwave relay station (as not understood, despite promises to enhance this park land).

Equally mechanized is the industrial and freeway swirl around the base of Bernal Heights. Yet Bernal has a country lane, only partly paved, that rambles through a field, vacant lots and rural village homes.

It is an interesting, informative walk, one a sanguine San Franciscan would enjoy, especially today when the Bernal Fair on Precita Green, as the community calls Bernal Park, adds a terminal filip.

★ ★ ★

BEGIN THIS WALK at Army and Alabama streets. Less than 50 years ago, a boy who lived on Bernal Heights could put a raft into Precita



cita Creek, now piped under Army street, float to Islais Creek and soon reach San Francisco Bay to fish, swim or dream the long summer vacation thoughts of youth.

Walk up on Alabama to Precita where a sign in the Rite-Way grocery often announces a "gran Baile" or "a fiesta," names reminiscent of similar merry-making held nearby when this land was Rancho Juncos de las Salinas Potrero Viejo, owned by the family Bernal whose forebear, Juan, had come to San Francisco with Anza in 1776.

Resist the fair across the street in Bernal Park for the nonce if you can, and continue two easy blocks uphill on Alabama to Montcalm street. Turn left or east on Montcalm. Within a

VIEW OF THE FREEWAY
Beyond the dirt roads, the 20th century

block the concrete ends at Precita, one of the oldest streets on the hill. It is also partly unpaved.

★ ★ ★

STICK WITH Montcalm, which at this point becomes macadam, big and jost with the macadam toward the line of trees which are replacing an old eucaalyptus row. Low stumps are still visible in the dirt. In another short block, Montcalm becomes a country lane with open fields on the right (on the left is a sensational

view of City Hall and the downtown skyline. Closer at hand is an interesting variety of the covered cottages, some originated as refugee housing after the 1906 Fire.

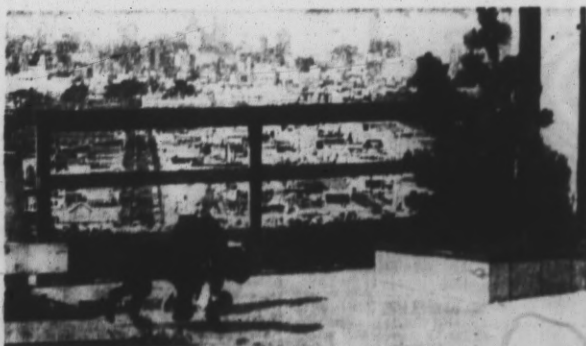
At Macedonia, Montcalm again becomes more civilized and there is evidence of recent renovations. Notice 150 and 160 especially. In the spring fruit trees indicate the remains of orchards. Behind the fences are still occasional truck gardens. Bernal vegetables were supplying green grocers as late as 1913.

At the next corner, Montcalm meets Broadway street and Muller Avenue. For a longer country walk on a dirt road overlooking the Bayshore Freeway follow Muller right or south until it loops back to Broadway. For a shorter one, take a sharp left on Muller and head northwest.

★ ★ ★

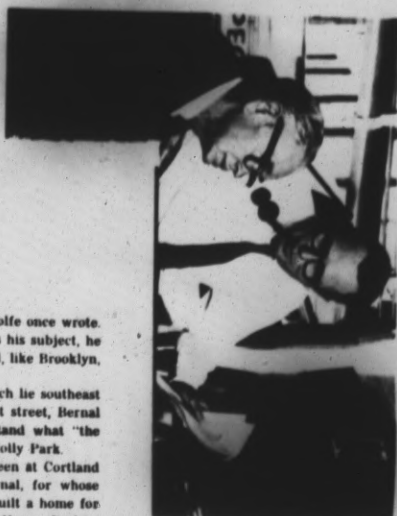
THIS IS ARTIST'S country. Pottery Win Sel and Spaulding Taylor, writer Betty Kitch, painter Bob Harvey and sculptor C. H. Johnson are among the many creative people who have found Bernal Heights much like the Telegraph Hill of 30 years ago. As you walk, notice how well decorated are 265, 267 1/2 and 290 Muller; at the high flowers at 273 and 290 of the message. Then Shant Nat Park, posted on a garage at the Japanese fences at 130 and 136. Worth a detour up the ramp on the south side of the street is the studio where soul wooden sign animators' Leather goods made border to Shant Park.

At the next corner, look downhill to see a house bounded on two sides by Precita Avenue, which makes a sharp angle turn. One more block returns you to Alabama street, near the starting point for this walk and convenient to the displayed arts, crafts, dancing and folk music on Precita Green.



A child and a puppy played with the downtown area as a backdrop

from ci.
story



"ONLY THE DEAD KNOW BROOKLYN," Thomas Wolfe once wrote. If he had chosen San Francisco rather than New York as his subject, he might have written "Only the dead know Bernal." Bernal, like Brooklyn, has its lows and its Heights.

Like so much of the 22 square miles of the City which lie southeast of Jasper O'Farrell's exasperating diagonal called Market street, Bernal Heights is a world apart. To see why, and to understand what "the dead know," come some balmy afternoon and walk in Holly Park.

An historical place to begin this walk would have been at Cortland and San Bruno avenues where Don Jose Cornelio Bernal, for whose Spanish grandee family Bernal Heights is named, once built a home for his daughter and her Pennsylvania husband, William Henry Barker. After her death, Isaac Stone bought the property from Barker, used much of it for grazing his dairy cattle, added a lake and a garden and made it one of the local showplaces during the latter 1800s.

Out of prudence and because of the James Lick Freeway, begin this walk at Cortland and Klais streets. Dairy farms that once dotted his area have left vestiges and one, a barn now surrounded by houses, is visible half a block north.

Cortland was the original main stem for this community. When the Bernal Market opened here, ranchers often came down from the hills to buy flour and sugar in 100-pound muslin sacks. Tots from Holly Park went to school in the front room of Thomas Connolly's house on Cortland. Professor George Davidson, who taught them, was delighted when he could move his classes to a two-room shack at Number 500, now the site of the Bernal Branch Library. Michael Bogue, a generous man, gave a piece of land a little further along Cortland at Andover to build a more permanent school, but he didn't do anything about the streets. According to one early record, the streets "were so full of ruts and mud, the kids came to school on stilts during the rainy season."

Walk uphill on Klais street where, in half a block, there is what seems to be a modest farmhouse, set back in a broad lawn. Actually it is the caretaker's house for the reservoir built here by the Spring Valley Water Company in the late 1860s.

Until the reservoir was built, Holly Park depended on wells and on the flume around the base of Bernal Hill that supplied City Hospital and Pest House, now called San Francisco General Hospital.

Harvey S. Brown and John F. Cobb made the City a gift of the seven acres of Holly Park in 1880. The City Fathers accepted it ten years later. It may take them just as long to get around to using the \$100,000 voted in 1955 to improve the playground facilities in the park.

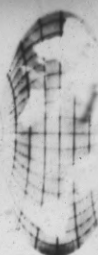
Cross to the park to find one walk that encircles and another that cuts it in half like an apple. Take your pick of which you'd rather explore first. The loop looks out on the quaint and modest homes, the firehouse and the housing project which look at the park. The other offers, at its crest, an unsurpassed view. As late as 1914 Frank Morton Todd recalled it as an ideal place to see "the extensive truck gardens irrigated by scores of windmills that make a Holland scene." He also pointed out that "This tract is already being marketed for factory sites, being close to rail and water."

The viewer today will see the results of this marketing, but who will ever see again the windmills or the dairy and truck farms?

Margot Patterson Doss • Photos by Pete Peters

Walking Time: Allow an hour.
Clothes: Warm and windproof for the hilltop.
Parking: Great.
Public Transportation: Buses 9, 10, 26 and 27

If News
is



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BRITISH OVERSEAS AIRWAYS CORPORATION
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Bonanza, October 7, 1962



the press and

by Bill Leiser

Greatest achievement of the Pro Club of San Francisco was in learning and keeping the most important international secret of all time, the fact that German and American scientists were "at and night" engaged in a race to discover a certain combination of the atom which, when forged, would unlock the key to "the bomb."

If Hitler's able scientists had beaten American scientists in the race, the tree would obviously would have been destroyed.

The war was a hard, long, and the secret was kept by J. Edgar Hoover, Director of one of the most powerful agencies of the Federal Government. Hoover had won the race. Japan's military might was destroyed after Hiroshima in 1945.

At the same time, the secret was kept at 449 Post Street, just the corner of "The Front Page," first and only time anywhere with Alvin Karpis, Ben Hecht and Charles M.

Arthur in the East and Hollywood in the Midwest. The time took the best and the greatest from the 1940s.

The two writers were fine up to that, but after a few more years, they were still there, Paul Speer and Ben Hecht took over when Hecht, Hecht, and M. Arthur remained to applaud both of them.

Most charming link to the past, the name M. Eleanor Roosevelt. She was the first to be in the line.

from page 18

Actress Helen Hayes and author at Gang Dinner, 1934



The Emporium

MARKET OPPOSITE POWELL & ENBROOK 6800 SAN FRANCISCO

NEW DEVICES AT CHILDRENS' HOSPITAL HERE

Researchers Spend Time Now
Perfecting More Than
Seeking New Cures

Day by day advances and scientific knowledge throughout the world catch the research work that is being and should continue to be carried on in San Francisco Hospital. The medical history of the laboratory, through these traditional walls, is continuously accumulating all knowledge acquired in the process of their research. During the past few years, the hospital has been the center of the work being done at the Children's Hospital in this city, first of all.

While that doctors do not leap up from the microscope and rush out of their laboratories shouting Eureka, these days.

There is no such thing as an entirely new discovery of a cure of disease today. Doctors will tell you as they look up from their sliding instruments.

The medical research students today take careful note of the experiments they conduct. They want the means of not only making and possibly giving a new discovery but in the fact that they will not others before them have assembled.

Patients, particularly, the research doctors pursue the task of fitting a patient, the individual, with a new pattern, hoping that the resulting picture will add something to the pages of medical history.

Children's Ills Studied

At the Children's Hospital in a building separated from the main part of the institution, is the contagious disease quarters. Within these walls is carried on the work of the Pediatric Research Foundation for the study, prevention and treatment of the communicable diseases of children.

Under the guiding hand of Dr. E. H. Black, secretary of the foundation and with the close cooperation of Dr. J. F. Johnston, medical director of the Children's Hospital, research is carried on to identify and so far as possible, contain the suffering of contagious diseases.

Important in the study now being carried on is diphtheria, which the Hospital staff wishes who are expected to the disease in their routine work are under constant observation in an attempt to secure definite methods of immunization, the varying amounts of immunity in individuals and the different amounts of anti-toxin that individuals generate themselves.

Main Factors

Main are the factors that complicate these studies. There is far more to it than exposing a person to the disease. The reaction must be considered, the research factors, however, in relation to sea, nutrition, time of the year and general health conditions. It is hoped that the results of these studies can be applied not only to diphtheria but also to similar diseases.

The study of the prevention and treatment of whooping cough, measles and mumps fever is also being carried on by Dr. Mary McNamee. The research, consisting laboratory work with clinical work among the hospital patients.

How it is that medical circles in the recent development of a return center, where the lack of convincing, preventing and satisfying experimental means of isolating patients is a matter of fact and measure is carried on.

There is no question of the value and convenience of the unit today in the treatment of small fever, medical history say.

Most Serious Brought

The patients are obtained from patients who have been cured of the disease. Many are donated, most of them must be paid for. The technique follows closely that of blood

minster Carpeting. yd.

pattern, but a dozen to choose from in this Emporium sale of Ax-carpeting. And a price that's definitely an out-and-out saving. This ing of standard quality, heavy, durable, in colors that will build orating scheme effectively. Use Personalized Credit only at The m.)

1.89

Inlaid linoleum, sq. yd. (not laid) \$1.25

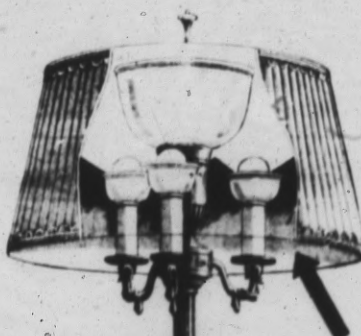
Freshen up kitchen and bath, sunroom or living room for little cost! New designs and colors are included ranging far ahead but corralled in one convenient spot at The Emporium for easy selection.

The Emporium Rug Section, Third Floor... trade in old rugs



e dinner sets
for six
\$6.95

each pattern fine American will be proud to own a new coupe shape. Edges and decorated with yellow and blue as fresh as the springtime! Now, for the Emporium prices dinnerware, specially!



Note this additional feature: deflating candle cups which fulfill all scientific lighting requirements!

'AIR VIEWS OF SAN FRANCISCO'

BERNAL HEIGHTS

HILL AWAITS CONSTRUCTION OF PARK AREA

Familiar Landmarks Dot the Scene; Industries Thrive in District

To bring readers a clear word and picture story of San Francisco as it is today, The News presents "Air Views of San Francisco," a series of aerial photographs representing every district in the city. The Editor.

That bare mound you see near the center of this picture is one of the newest additions to San Francisco's park system.

27TH OF A SERIES With acquisition of property completed and a beautiful landscaped park area around its shoulder, the naked and unattractive hill awaits the hand of man to transform it into wooded heights—a place of beauty and relaxation for the residents of the Bernal Heights District.

The cameraman was above the Fairmount School when he took this shot looking over Bernal Heights to the flatlands and the Bay beyond.

Familiar Landmarks

The area is checkful of familiar landmarks.

In the foreground is that busy intersection where Dolores, Mission and the extension of San Jose-av come together, then emerge as Bernal-av and Mission-st.

On the right is College Hill Reservoir, a part of the city water system, and a segment of circular Holly Park.

That building at the water's edge in the Bayview District of the far upper right is a Great Western Power Co. substation. To the left of it is India Basin.

At (A-7-B) are the structures that comprise parkingtown, with the stockpens below them in the picture.

Islands Span Down

A close look will show you that the Third-st bridge over Islas Creek channel at (A-3) is down. The tanks still farther left are a part of the Pacific Gas & Electric Co. system.

Running all the way across the top of the picture is the trestle of the Southern Pacific Co.

Just this side of the nearest big tank you can see the gash made by excavation work that followed removal of the city garbage incinerator and isolation hospital.

James Hight Jr. playground is at (B-2) across Bayshore-blvd from the Borden plant. Below it at (C-2) is Bernal Park, and Le Conte School just left of it.

The San Francisco Motorhome is the circular structure in the upper left center at (B-3-4).

The house shown here was given to the army by the Spanish family that owned it in the 18th and early 19th centuries.

Seen at (E-P-1) is the Lucern Theater, opposite the car barn.

APARTMENT HOUSE OWNERS PLAN PARTY

Association to Observe 10th Anniversary Saturday Night

The 10th anniversary of the Apartment House Owners and Managers Association will be observed at the Palace Hotel.

Walter C. Stevenson, general manager of the San Francisco Association of Apartment Owners, will preside at the party.

SUSPICION BETWEEN U.S., JAPAN DEPLETED

Walsh Denies Aggression Plans Involved in Navy Expansion

WASHINGTON, Feb. 17.—Chairman David I. Walsh (D., Mass.) of the Senate naval affairs committee today denounced propaganda intended "to create an attitude of suspicion and distrust between Japan and the United States."

Asserting that "it is generally believed" a 3-3-3 naval ratio among Great Britain, the United States and Japan was the best means of preserving peace, Senator Walsh said that the United States was not

THREE MEN ESCAPE IN SLIDE AT MINE

Tunnel Way Out of Broken Shack to Reach Safety

By special Press BUREAU, Idaho, Feb. 16.—The story of how three men, caught in a roaring slide of snow, earth and timber in the Vre-Non mine in the heart of the rugged Sawtooth range, fought their way to safety came out of the state wilderness today.

CONTRACT BRIDGE

How You Lose at Contract

This is the fourth of a series of six articles showing how you lose at contract. BY WILLIAM E. MCKENNEY, Secretary, American Contract Bridge League.

BUT partner, your redoubt was an SOB. I'd have left you in it if you hadn't redoubled, but when you did I thought you wanted me to rescue you.

Such was the plaintive explanation.

SOLUTION TO PREVIOUS CONTRACT PROBLEM

Contract Problem

(Solution in next issue)

South's contract of six spades has been doubled by East. East and West have bid diamonds and South has suggested North's heart coverbid.

Should West continue East's double as a call for a lead of a heart or a club?

(Hint)

STATE GROUP WILL DANCE

More than 200 members of the California State Emergency Association, Member Chapter No. 3, are expected to attend the organization's Valentine dinner dance and entertainment at the Embassy Club tonight, according to Mrs. Charles H. Hoad, social committee chairman.

ADVERTISING

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You'll get better relief from discomfort, burning, itching, or stinging than any other remedy. The money-back guarantee is yours. Send for your free trial bottle today.



—Photograph by Fred Mac, from a United Air Lines Machine.



THE HAWKS OF BERNAL HEIGHTS

They ride the wind, shoot forward above the barren slopes, and with a shuddering U-turn come to an astonishing dead stop in mid-air. Twenty feet aloft they stand, wings barely trembling, then suddenly plummet like stones to earth. In everything they are as graceful and unerring as the big red-tailed hawks plundering the interior valleys and coast of squirrels and rabbits. But this is San Francisco's Bernal Heights, hardly five minutes' drive from City Hall, and these birds standing still in the air are little sparrow hawks, hunting nothing grander than grasshoppers and beetles.

The spare brown prominence — the bared tip of the neighborhood called Bernal Heights — that is home to these feathered hunters is less than a mile around by road at its base, and circled below by houses built cheek by jowl. Telephone company micro-wave equipment spikes its summit; the salsa sounds from tape-decks in lowered Chevys challenge the hawks' shrill *klee klee klee* from below. A man in a bright car stops to toss a bag of kitchen garbage down the hill. Joggers with long-suffering dogs at their heels pad the road and gravel paths.

Above it all, every day, a half dozen little birds swoop down from the blue-gum eucalyptus trees at the ends of Anderson and Ellsworth streets to hang nearly motionless above the city's concrete skyline. They hover above the charlock, alpine gold and fragrant wild fennel, watching for the insects that are their first food, or for the occasional field mouse incautious enough to feed on wild cats before nightfall.

These hunting grounds are virtually in the center of the city, but the sparrow hawks are more at home here than in other nearby areas, though they hunt elsewhere too. These wind-swept slopes are still sunny when Twin Peaks is shrouded in afternoon fog and



They hover above the bustle of the city, above the charlock, alpine gold and fragrant wild fennel, watching for the insects that are their first food.

By Lloyd Zimpel

the three-legged tower on Mount Sutro can no longer be seen. And the late-summer grasses and plants of Bernal Heights harbor insect life aplenty; the patches that have burned over, now without high grass cover, furnish rich hunting.

In truth, the sparrow hawk that swoop and soar here are not hawks at all but falcons. A little round-headed bird, no bigger than a robin, it is even more properly called the American kestrel. The bird on Bernal Heights is the same bird seen perched in abundance on utility lines along roads in the valleys or northern farming country, watching the overgrown ditches and grain fields for insects and mice and sometimes even nabbing a sparrow — thus its not wholly accurate common name.

John J. Audubon, who kept one as a

pet to "roost behind the window shutter," painted it with a sparrow dramatically impaled upon its talons, although a grasshopper would have been more appropriate. It is close kin to the peregrine falcon, the superb duck and pigeon hunter long sought by enthusiasts of falconry, and now endangered.

The smallest of the raptors (predatory birds), the kestrel is probably also the prettiest. From the ground it appears mostly rufous, but a closer look reveals a finer coloring — lustrous blue-gray checked wings and white spotted breasts. Like its bigger cousins the red-tailed and red-shouldered hawks, the kestrel is blessed with a hunter's fierce demeanor, though in miniature. Its small round face is streaked with a black mustache and tear drop which produces a mask-like effect — ornithologists call it "disruptive coloration" since it breaks the body

pattern to confuse enemies.

But on Bernal Heights kestrels have no enemies. Roving packs of domestic dogs looking vaguely dangerous scrounge the slopes, but they are no threat to the kestrels; nor are the nocturnal varments who mark their passage with exotic scat. The kestrels have more friends than enemies here: street pigeons, favorite prey of the peregrine, frequent the Heights and sun themselves by the dozens on the burnt eastern slopes while the kestrels, wisely ignoring any meal bigger than themselves, hover a hundred feet away, watching for dragonflies. An occasional cliff swallow, chancing through, darts off too quickly to tempt the Heights' reigning birds.

Kestrels hunt sporadically, probably half of ever hour, and they don't catch on every dive. If it's a grasshopper or beetle they're after, the dive is almost casual; if a mouse, much more determined. Between a series of catches they will rest, on the northern slopes in the Stoneham Street eucalyptus trees or telephone poles, and on the south in the trees above such obscure byways as Rosenkranz and Mayflower streets.

It is in these same neighborhoods, come spring, that kestrels nest, seeking tree cavities, eaves, nooks and corners, or secluded nest boxes that residents provide — perhaps not with kestrels in mind. They nurture their four or five eggs and then coax the fledglings onto the brown slopes of Bernal Heights to practice their aerial skills.

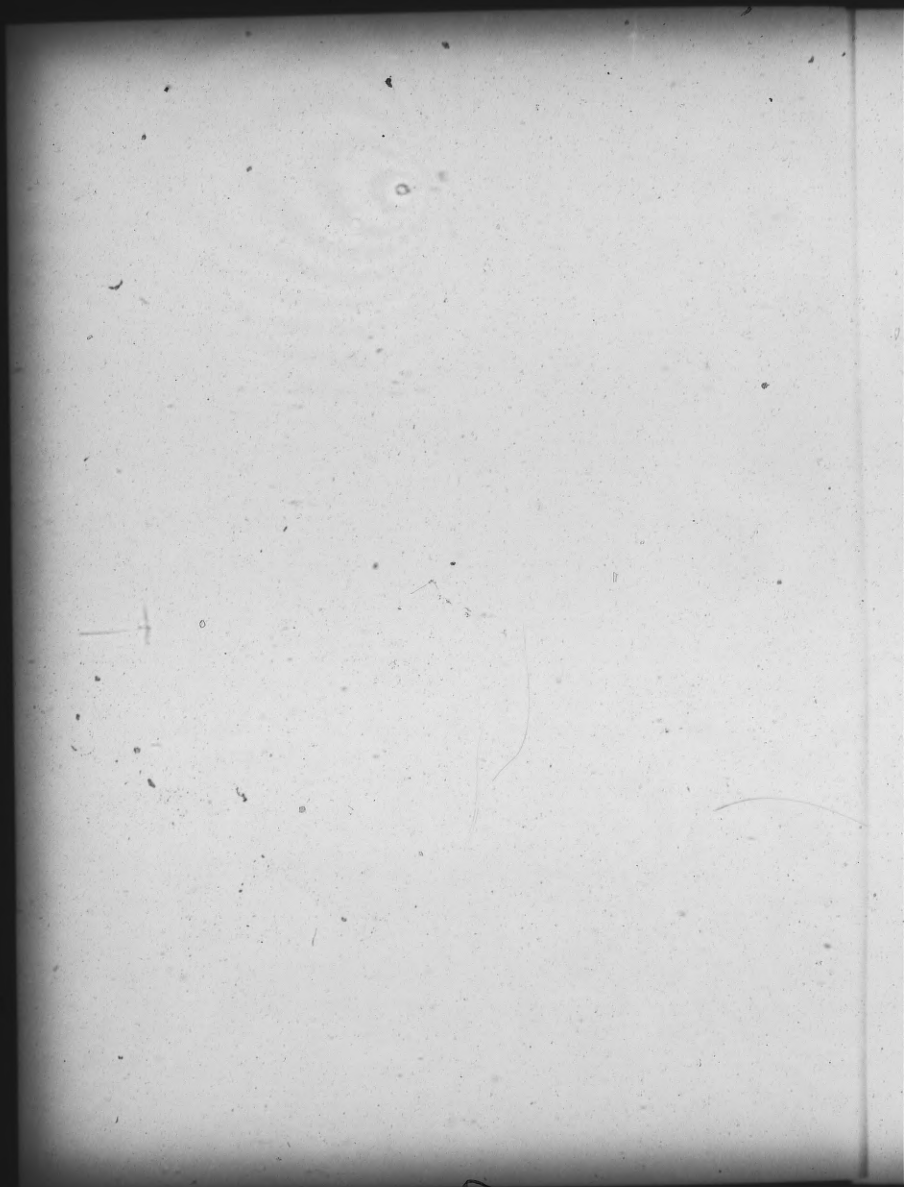
And their aerial skills are remarkable. No hawk, no falcon, no bird other than the tiny hummingbird can fly with such precision. Kestrels can stand still in the sky. Above the Bernal Heights bustle of kids, dogs and car radios, they are beauty frozen in motion, hovering in the brisk winds, hovering, hovering, casting hardly any shadow — and then they dive. □

BERNAL HEIGHTS

NEIGHBORHOOD IMPROVEMENT PROGRAM

A BEGINNING...





BERNAL HEIGHTS
NEIGHBORHOOD
IMPROVEMENT
PROGRAM

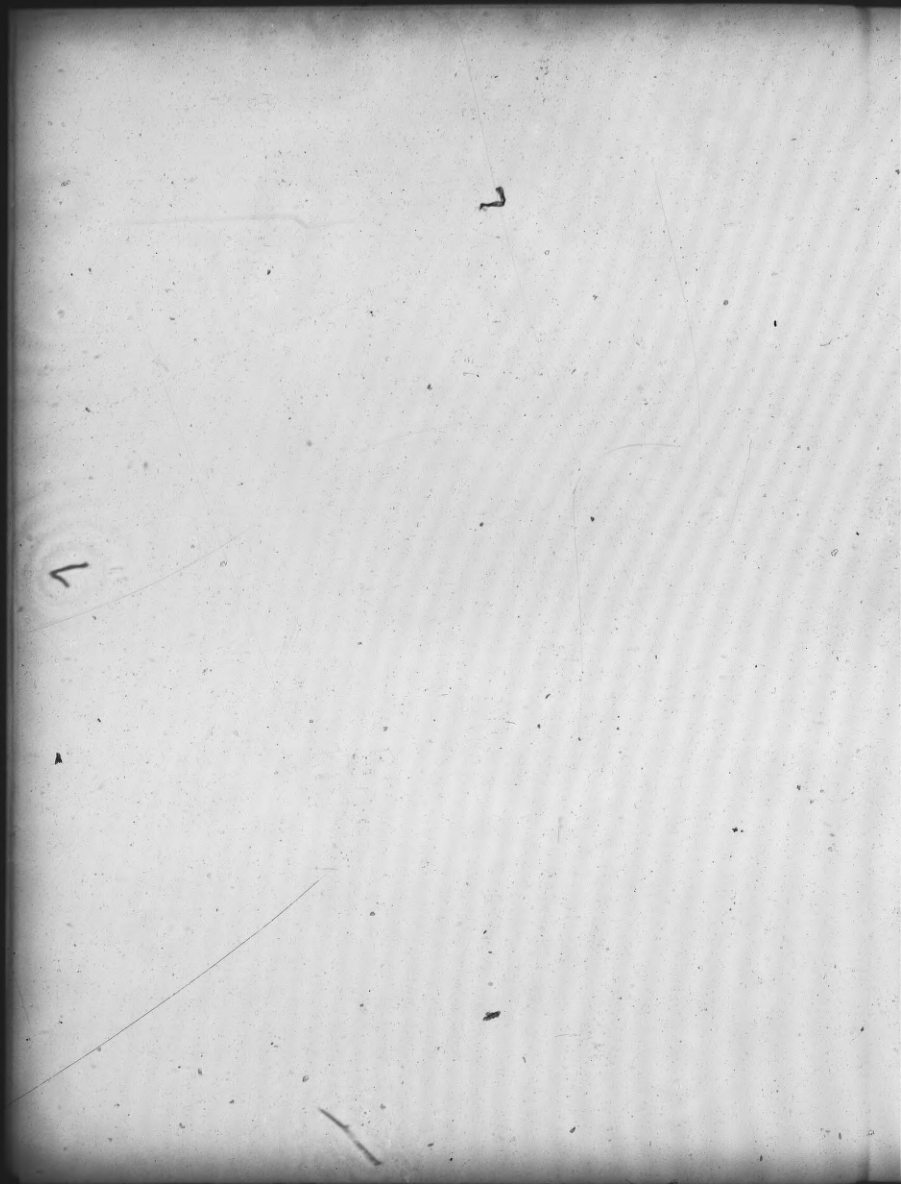
A Report by the San Francisco Department of City Planning

December 1968

1

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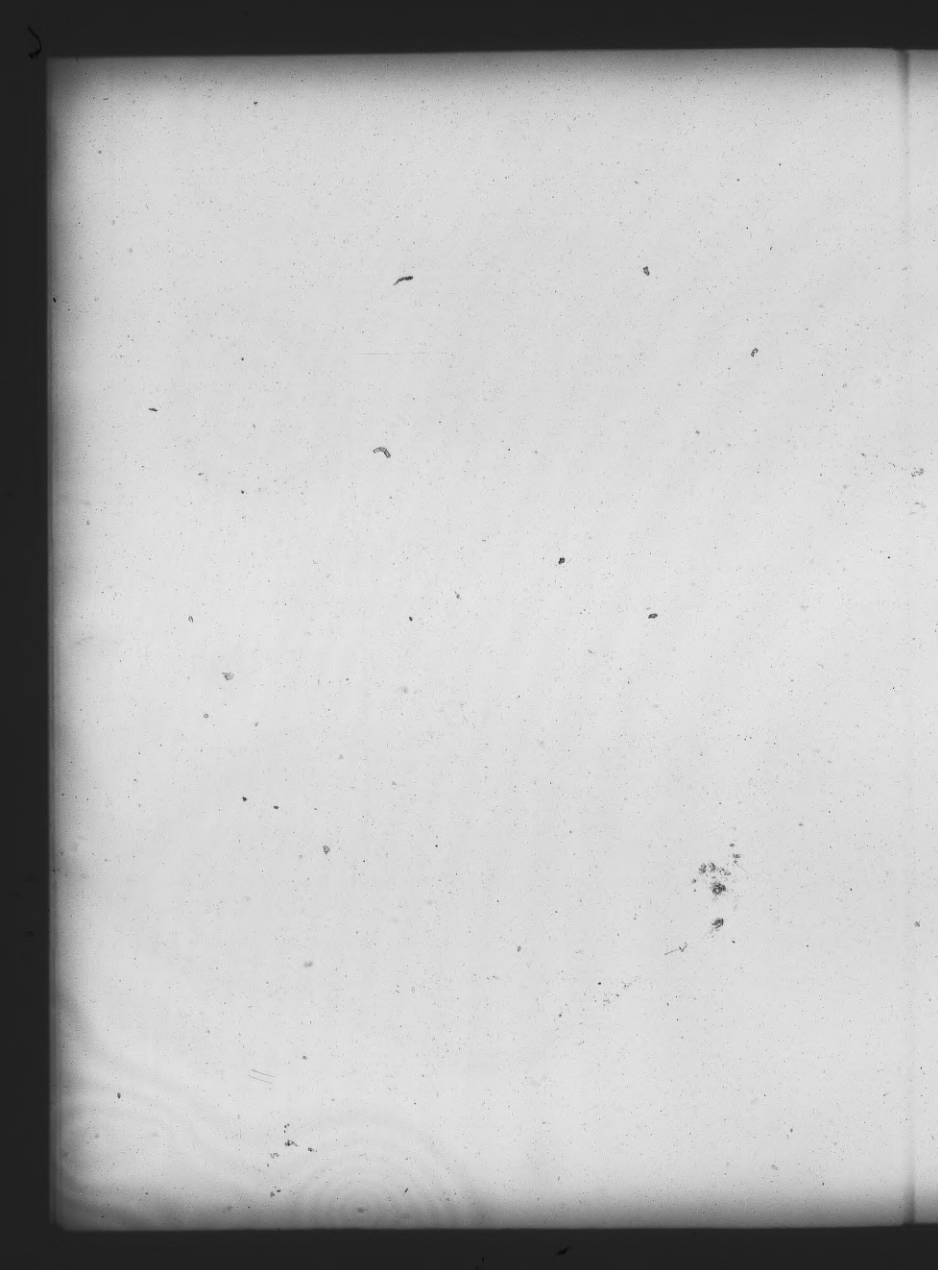
INTRODUCTION

This report is concerned with the Bernal Heights community of San Francisco; an area which embraces approximately 600 acres, 7,000 houses, about 22,000 people, and contains, in microcosm, many of the potentials, problems and dynamic forces found in the City as a whole. The area is located south of the Mission District and its major physical element, Bernal Hill, defines the end of the "Inner Mission". Bernal Heights is bounded roughly by Army Street on the north, Mission Street on the west, and the Southern and James Lick Freeways on the south and east. It includes Precita Valley, Holly Park and St. Mary's Park as subdistricts.

This report proposes the application of various programs available to the City in order to improve and maintain the neighborhood. Recommended improvements involve the use of such tools as: Federal and State aid programs, City investment in capital improvements, voluntary community projects, and investment by individual property owners.

One of the values of a program to improve the neighborhood is that it gives a sense of magnitude as to what needs to be done and the means of measuring progress toward accomplishment. With this initial document, it is difficult to predict how readily a program can be executed, or how much it will have to be altered to respond to changing conditions.

Perhaps most important, this program represents the fruits of a partnership between citizens of the neighborhood and the Planning



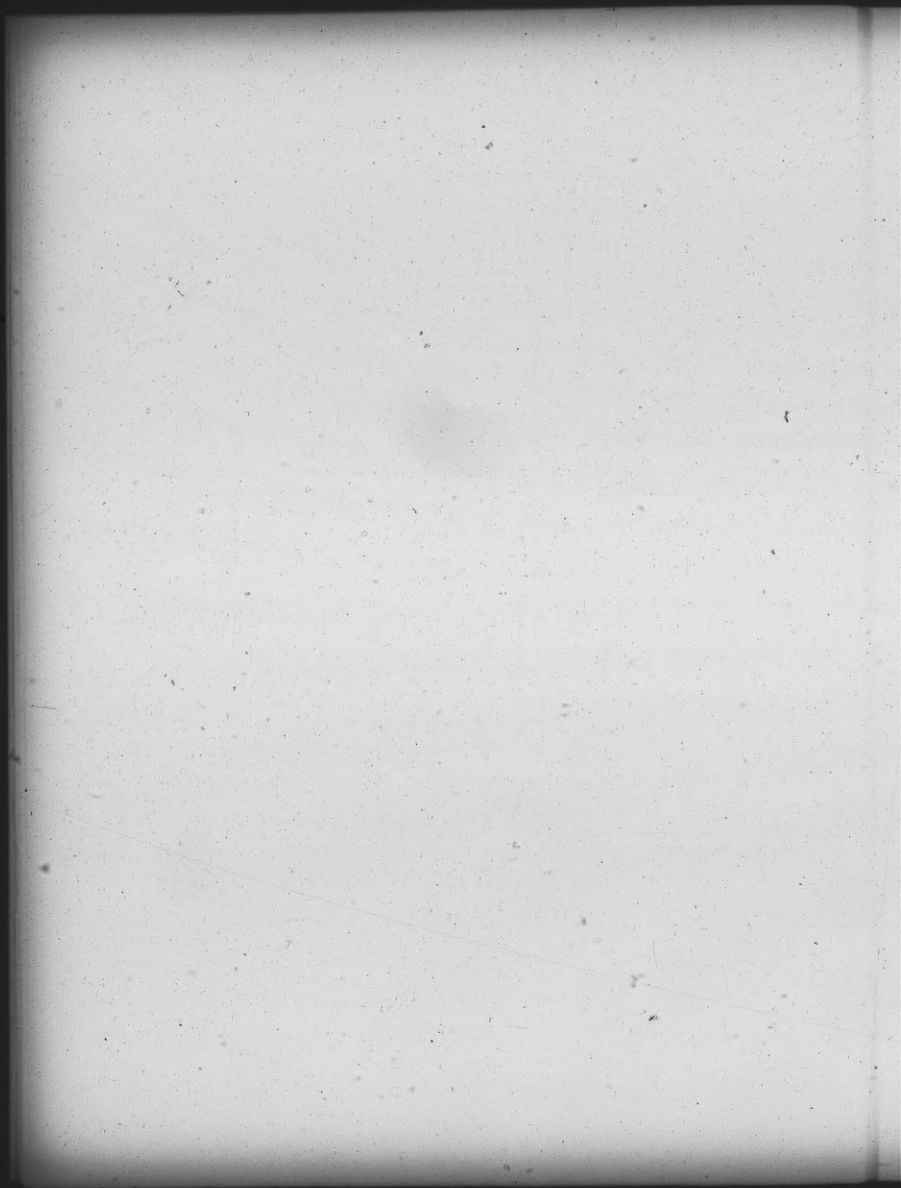
Department of the City. It is based on a plan prepared in the neighborhood by the Bernal Heights Association and reviewed by the Department of City Planning. After considerable review, criticism and discussion, the basic original plan remains intact. Any significant additions are consistent with the spirit of the original proposals.

The Neighborhood Association

Bernal Heights has been distinguished by having one of the City's more active and creative improvement clubs. Organized in 1964 as the Northern Bernal Heights Improvement Association it expanded to include the areas south of Cortland Avenue and shortened its name to Bernal Heights Association a year later. Efforts are continuously made by the Association to encourage broad neighborhood participation and awareness.

Every Summer since 1965 the Association has held a fair in "Precita Green" (Bernal Park) attracting up to 10,000 people to its artists' exhibits, bazaars, food concessions and all-day entertainment. This event has been preceded by the publishing of a 12-page tabloid neighborhood journal which is distributed to all 7,000 households in the area.

Activities, such as the fair, have made it possible for the Association to reach all segments of the community, thus compensating for a lack of continuous involvement by some of its 200-plus members. Membership in the Association is almost as diverse as the neighborhood's population, with the exception of the Spanish speaking group where the language barrier discourages active participation. Tenants and business people are encouraged to join, however, property owners form the majority



of the membership.

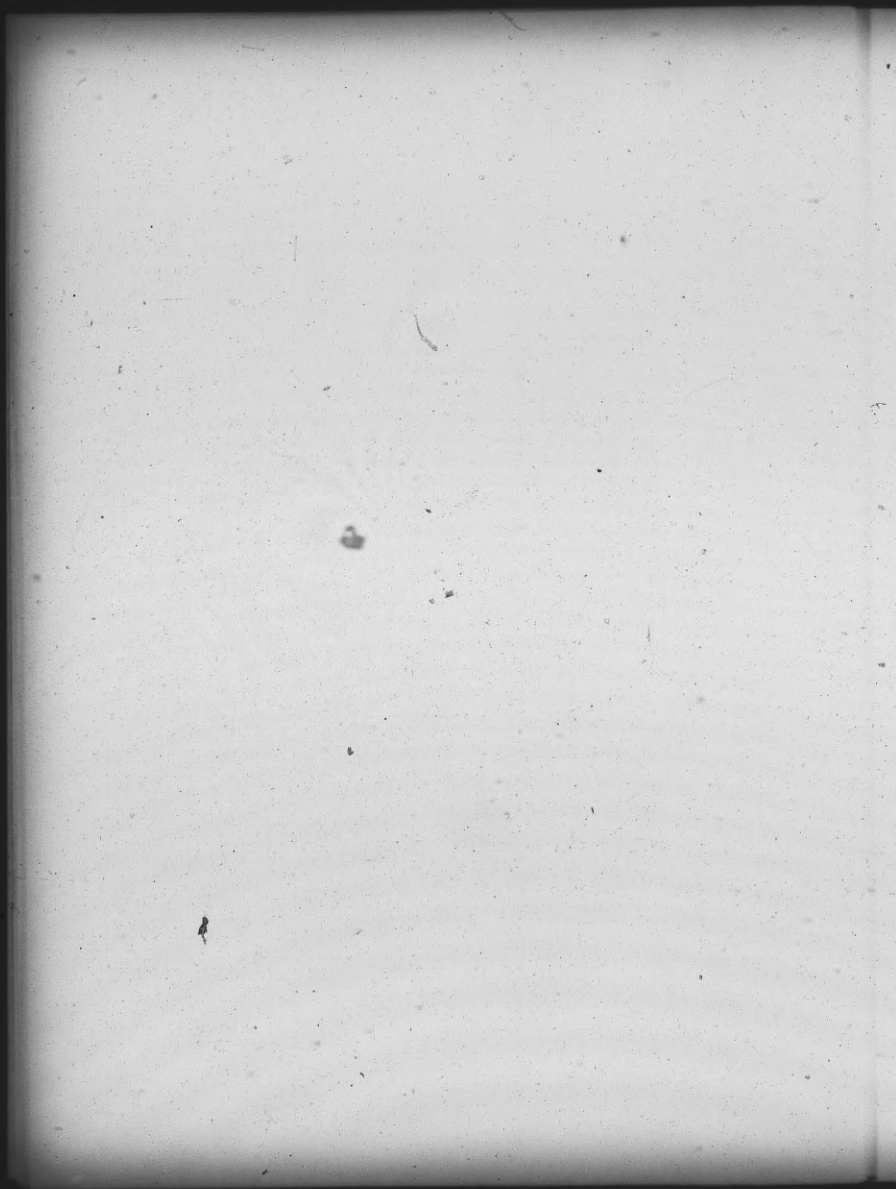
The Plan's History

The Association began studying the neighborhood problems soon after it was organized in 1964. When the Rapid Transit Corridor Study was started in 1965, the Planning Department informally asked the Association to formulate the ideas and aspirations of the neighborhood.

The Association decided to create a plan which would crystalize its goals and give a sense of direction and priority to its activities. The committee charged with this task submitted a report in the form of a plan exhibit at the Association's 1966 fair. The plan had widespread public exposure before its adoption in October, 1966. After the fair, it was exhibited in September at the San Francisco Civic Art Festival, and 700 letter-size reproductions with descriptive text on the plan were included with October meeting notices to Association members and area residents.

A year of study ensued; advice was sought from San Francisco Planning and Urban Renewal Association (SPUR), City department officials and a panel of Supervisors. The Association began moves to implement the plan, investigating a federal grant for a community center, receiving design help from the University of California Community Design Center for a step-walk and park on Peralta Avenue, and appropriating half of its funds for tree planting projects on principal streets. An "Action" committee was created to investigate and coordinate avenues of implementing the plan.

When the plan was formally presented to the City Planning

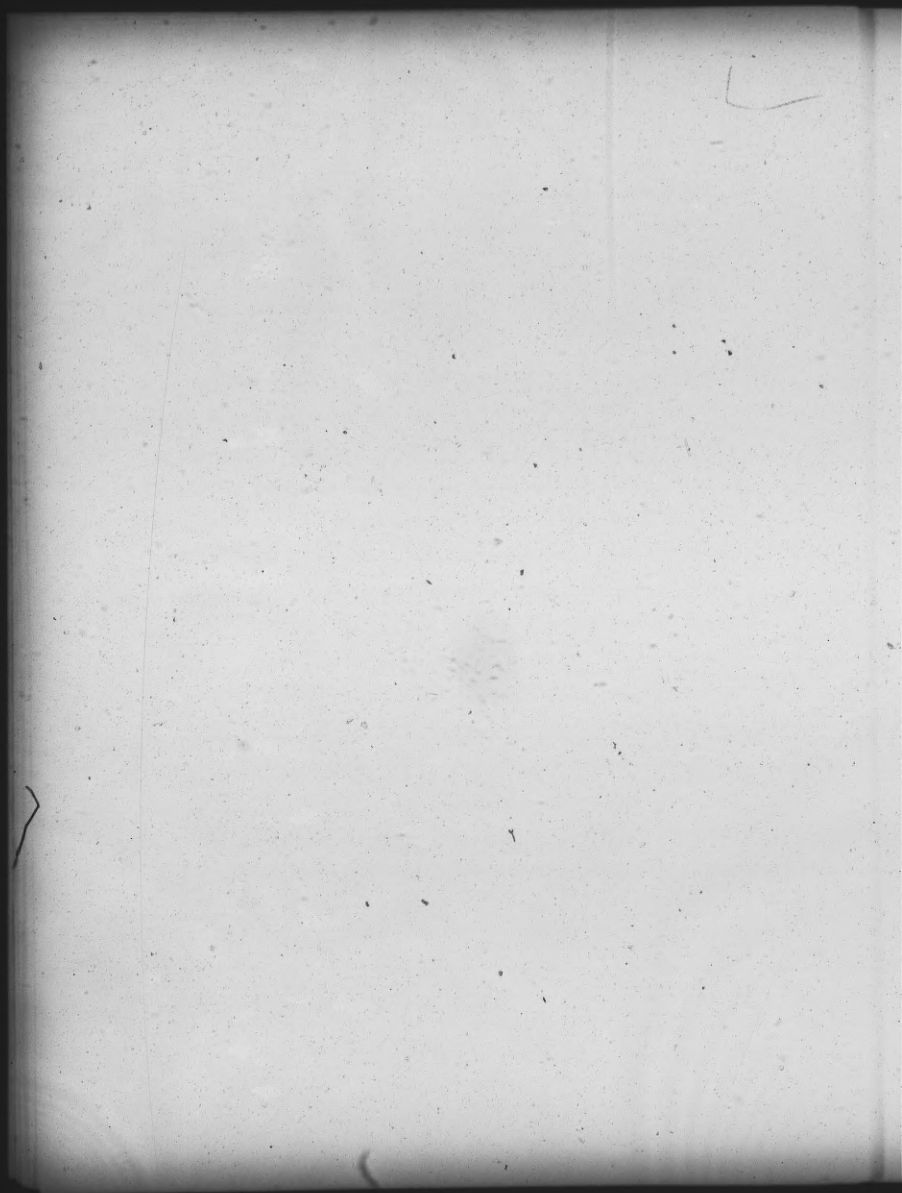


Commission, the neighborhood had not resolved the question of whether to pursue code enforcement, rehabilitation renewal or self-help as principal means of implementation.

In the course of the department's review, the Association "Action" committee took field trips of the Glen Park and Buena Vista Heights code enforcement areas and found the program well-suited to the needs of much of Bernal Heights. The committee reported to the membership at its January 1968, meeting at which time a motion to request that part of Bernal Heights be included in the City's next code enforcement program was unanimously adopted.

Later that month the department's analysis of the plan and scheme of implementation were presented to the Planning Commission and neighborhood representatives. General agreement was reached on the major proposals and the department was asked to proceed with a detailed document for review and approval.

In response to the community request the Planning Director included a portion of Bernal Heights in the 1968 application for Federally Assisted Code Enforcement (FACE). After approval by the Board of Supervisors in May, protracted discussion, documentation, revision and additional research ensued. With HUD'S acceptance of the application in October the first step was taken toward realization of the Bernal Heights Plan.



II THE NEIGHBORHOOD TODAY

Description of the Area

The neighborhood is clearly defined by thoroughfares and topography. The James Lick and Southern Freeways, Army and Mission Streets surround the hill, separating it from adjoining areas. The ridge tends to isolate the northern third of Bernal Heights from the rest of the community, but because it blocks the Mission Corridor traffic pattern, the neighborhood is spared through traffic, except for minor east-west arterials.

Mission Street shopping facilities serve both north and south Bernal Heights and are the only place where the community has significant contact with the people of adjoining neighborhoods. The Cortland Avenue shopping area within the neighborhood has a pleasant village-center quality due to its isolation from and elevation above the commerce of Bayshore Boulevard and Mission Street. Both Cortland and Mission areas show signs of economic decline, with marginal businesses and vacant stores. The change in merchandising caused by the automobile is reflected in the recent replacement of perhaps a dozen small Mission Street stores by a supermarket and a gas station.

The northerly slopes of the hill enjoy the most scenic view, and the steep slope opens this view to a high proportion of properties. Conversely, the southerly and easterly views are more confused and discordant, dominated by freeways and industry. The gentleness of the slope limits the view potential of most properties, combined with the



narrow streets, a more inward looking, enclosed environment is created. The social change evident in this southeastern area seems to support a contention that good views are apparently a stabilizing factor on the north slope.

With the exception of a small pocket of industry off Bayshore Boulevard, Bernal Heights is a residential community of single family housing. Poorly maintained structures, not necessarily reflecting building age, are scattered throughout the community. The most noticeable concentration of poor housing is along Bayshore Freeway, but the quadrant southeast of Cortland and Andover Streets appears to have the largest number of deteriorating structures. On the northerly slopes, there is some evidence of remodeling activity, which tends to balance the forces of deterioration.

Throughout the community are informal play spaces, vacant properties, unpaved streets and leftover segments of public right-of-way which give a "rural" character to the area. Because these spaces collect debris and have an uncared-for appearance, they also are a negative influence on the community.

Design Resources

The area has many design resources, and urban design opportunities. Listed in order of importance they are:

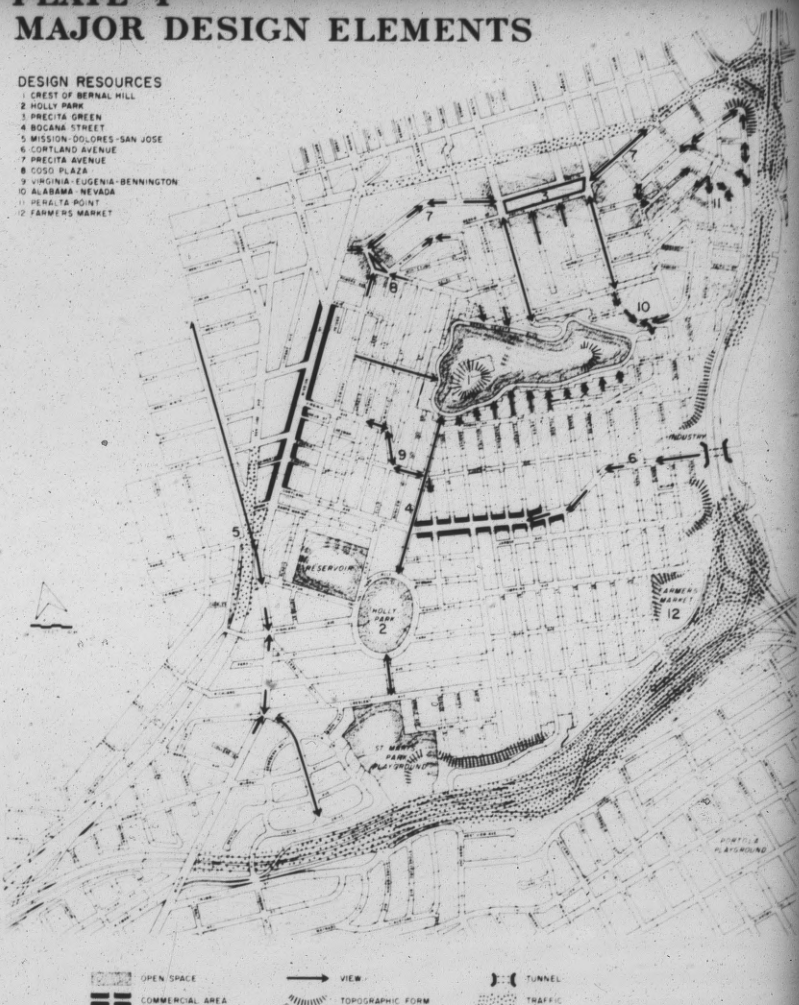
1. Crest of Bernal Hill: The bald knob rising to 400 feet dominates the entire area. The hilltop has no improved facilities to take advantage of the magnificent views of the surrounding city. The communications relay station is

PLATE I

MAJOR DESIGN ELEMENTS

DESIGN RESOURCES

- 1 CREST OF BERNAL HILL
- 2 HOLLY PARK
- 3 PRECITA GREEN
- 4 BOCANA STREET
- 5 MISSION DOLORES-SAN JOSE
- 6 CORTLAND AVENUE
- 7 PRECITA AVENUE
- 8 COSO PLAZA
- 9 VIRGINIA-EUGENIA-BENNINGTON
- 10 ALABAMA-NEVADA
- 11 PIERCE POINT
- 12 FARMERS MARKET



PHYSICAL ELEMENTS THAT GIVE DEFINITION AND IDENTITY TO BERNAL HEIGHTS

BERNAL HEIGHTS NEIGHBORHOOD IMPROVEMENT PROGRAM
SAN FRANCISCO DEPARTMENT OF CITY PLANNING



a visually disturbing element. The nob does present a place to "get away from the city"; however, the total open area is perhaps excessive for this purpose and could accommodate other recreational and public uses.

2. Holly Park: A minor hill formally circumscribed by an oval road, the park and adjoining reservoir have impressive groves of tall eucalyptus and cypress trees. These dominate the immediate area and form a pleasing focal point in views from the surrounding district.
3. Precita Green: This formal, rectangular tree-lined green with a gentle slope is located near the bottom of the north side of Bernal Hill. The irregular street pattern to the east and west and the steep gradient to the south give added definition to this park. In form and location it is an ideal square or "common" in the European or New England sense. If the positive influence of the annual street fair could be extended throughout the year, it would help stabilize and revitalize the surrounding area.
4. Bocana Street: Although otherwise a typical street, Bocana runs on axis between Holly Park and Bernal Hill nob creating a formal linking element. The street dips in a saddle between the two nobs, creating vistas with dramatic impact in both directions.
5. Intersection of Mission, Dolores and San Jose: The city has few gateways with the dramatic visual potential found



here. A panorama of downtown is suddenly revealed to city-bound motorists on Mission and San Jose, only to be swallowed by a gasoline station billboard before it has been enjoyed. Palm tree-lined Dolores Street also presents a striking vista from Mission Street, but what should be a grand terminus is a visually confused area. Traffic movements are likewise confused, restricted and congested at this point of confluence.

6. Cortland Avenue: From the Lick Freeway underpass to the top of the hill and the neighborhood shopping district, Cortland makes angular turns which offer a series of interesting vistas. The commercial uses give a changed character to the street for several blocks, until the street dips downhill at Bocana Street, offering a view of the flatlands and Twin Peaks.
7. Precita Avenue: The street is visually significant as it relates to Precita Green, particularly that portion from Alabama Street to Army Street.
8. Plaza at intersection of Coso, Precita and Coleridge: The space formed by the juncture of these streets has the potential of becoming a distinctive small urban plaza.
9. Virginia-Eugenia-Dennington: This well-used access way from Mission Street unfolds a series of attractive vistas as it winds through a grid pattern.
10. Alabama-Bradford-Bernal Heights Blvd.,-Nevada: The most

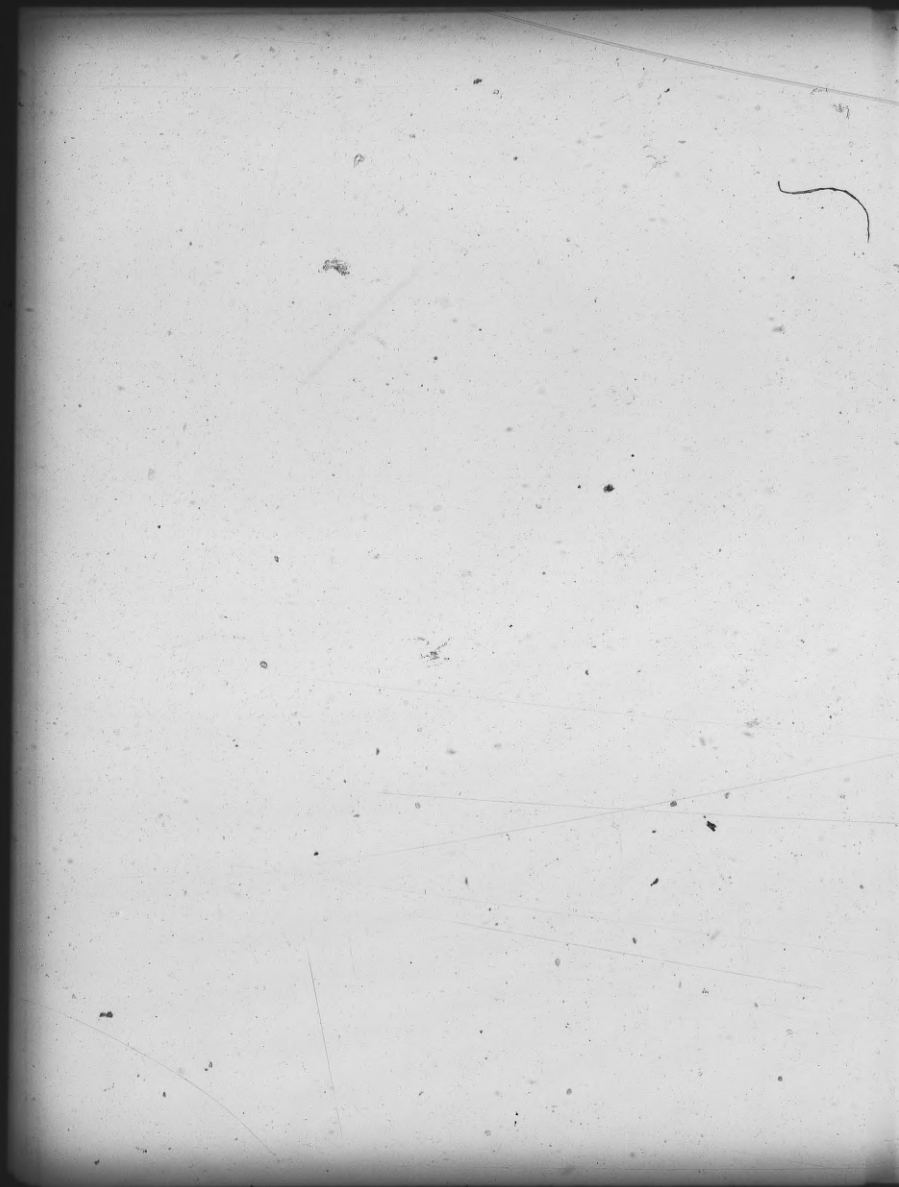


used route between the north and south, it has some pleasing prospects and is significant because it connects Precita Green, Bernal Hill crest and Cortland Avenue. The wide street width from the Green to Ripley would lend itself to generous landscape treatment.

11. Peralta Point: Complicated multi-level streets give this section special character. Many interesting vistas and space relationships can be experienced in this small corner of Bernal Heights.
12. Farmers' Market: This city-owned facility is unique, drawing farmers to its open vending stalls from all over central California. Located at the base of steep bluffs on the southeast corner of the district, it seems more a part of the mass of asphalt freeways than the community beyond. It could become a major City attraction as well as a community asset.
13. Throughout Bernal Heights: particularly the northerly and westerly areas, are individual and clusters of generally older buildings of attractive or outstanding appearance.

The People

The 1960 U.S. Census reports that 22,000 people live in the Bernal Heights area. Overall, the composition might be termed cosmopolitan: 89% white (17% have Spanish Surnames), 6% negro, and 5% "other" including orientals and polynesians. School attendance statistics (1967) indicate an influx of young minority families. The

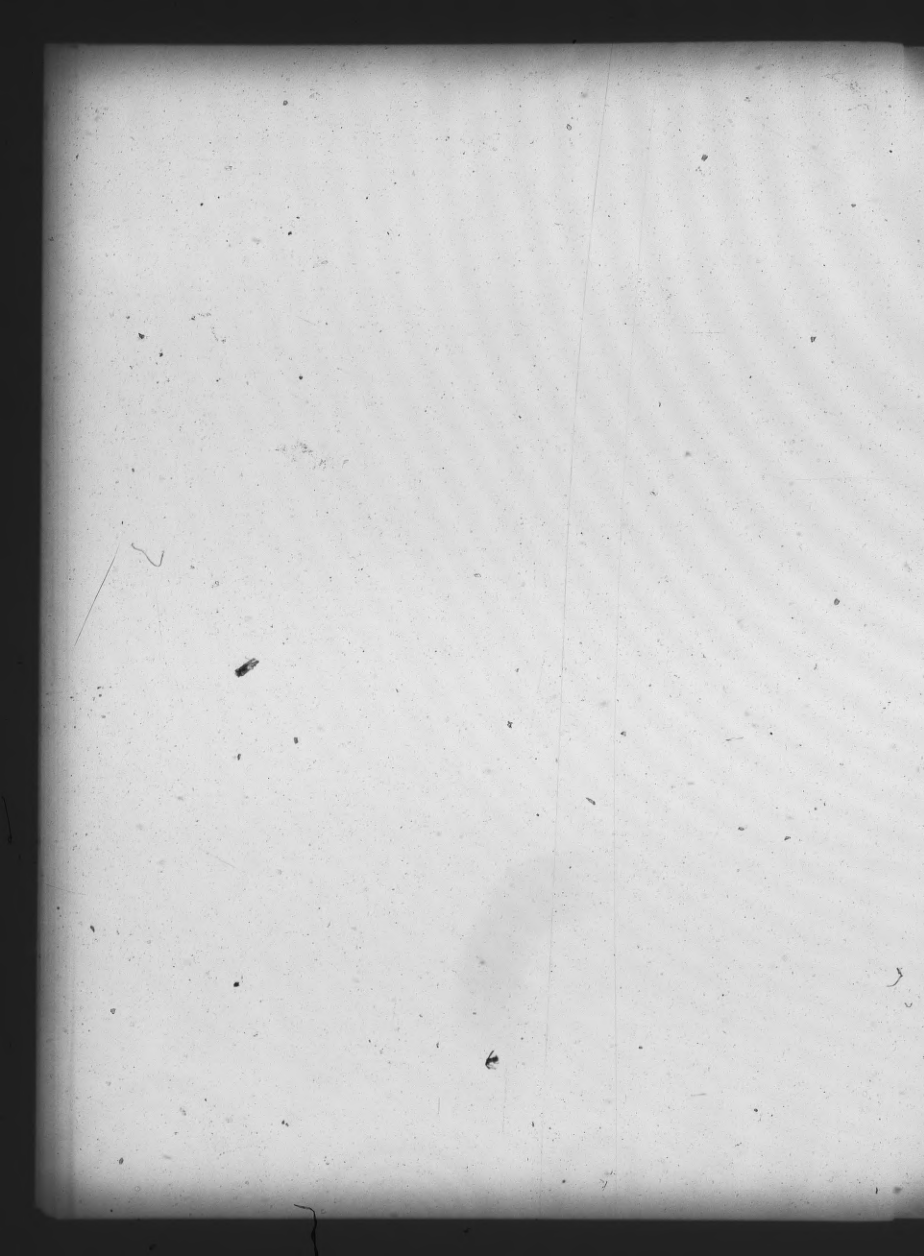


four schools serving the area (two serve areas beyond Bernal's boundaries) indicate 76% white (38% Spanish), 15% negro and 9% oriental.

The income level (in 1960) averaged \$5,300, somewhat above the City average (\$4,800), whereas educational level was decidedly lower with 48% having 8 years of less schooling (City 31%). The Community's above average affluence is perhaps explained by the employment pattern; craftsmen, foremen, skilled and semiskilled laborers form the largest segment of the labor force (39%), whereas professionals and managerial types are few (11%), as are the lowest paid: domestics and unskilled laborers (10%). Home ownership is comparatively high (55% vs. 33% city-wide) and higher among nonwhites (65%).

These data seem to support the theory that Bernal Heights attracts upwardly mobile minorities, many buying their first house. The relatively modest size and price of houses in the neighborhood encourages this movement.

It appears that Bernal Heights has traditionally played this role. The neighborhood was settled largely by foreign born and first generation Americans, dominately Italian but with sizeable numbers of Irish and Germans. St. Anthony's Church on Army Street, the city's German speaking church until World War II, now has Spanish and English services. Immaculate Conception, a block away on Folsom, remains largely Italian, however the congregation is small. The parishioners at St. Kevin's on Cortland Avenue are about one-third



Italian. About an equal number of Spanish (largely Central American) and Filipinos make up the remainder of the parish. The Negro community in Bernal Heights is predominantly protestant.

Another means of comparing community characteristics was made possible in an exhaustive analysis of the 1960 census data in the city's 42 catholic parishes. This study showed that St. Anthony's and St. Kevin's, both of which serve the bulk of Bernal Heights, have the lowest median value of homes among the 42 parishes. On the other hand, median family income in these two parishes is about \$6,000 which is relatively high. In this category, St. Kevin's ranked 20th and St. Anthony's 27th. About 58% of St. Anthony's and 51% of St. Kevin's dwelling units are owner-occupied, ranking them 16th and 18th among parishes.

Only the parishes of the East Mission have higher proportions of Spanish, and only the two parishes of Hunters Point-Bayview exceed St. Kevin's fertility rate (children under 5 years of age per female 15-49 years old). St. Anthony's falls in 6th place. For children under 18 years old, the parishes rank 5th and 6th city-wide. Senior Citizens (over 65) are correspondingly few with St. Kevin's at 9% ranking 35th and St. Anthony's at 9.9% ranking 33rd.



III PLANNING THE NEIGHBORHOOD

The Association's Plan

The Plan prepared by the Association encompasses proposals for park and recreational development, beautification, traffic improvements and street, step and sidewalk construction.

The central feature of the Plan is development of a naturalistic park and community center with terraced play areas atop Bernal Heights. Garden lined step-walks radiate downward from the park like those of Filbert and Greenwich Streets on Telegraph Hill. Mayflower, Esmeralda and Peralta Streets would be the principal stepwalks.

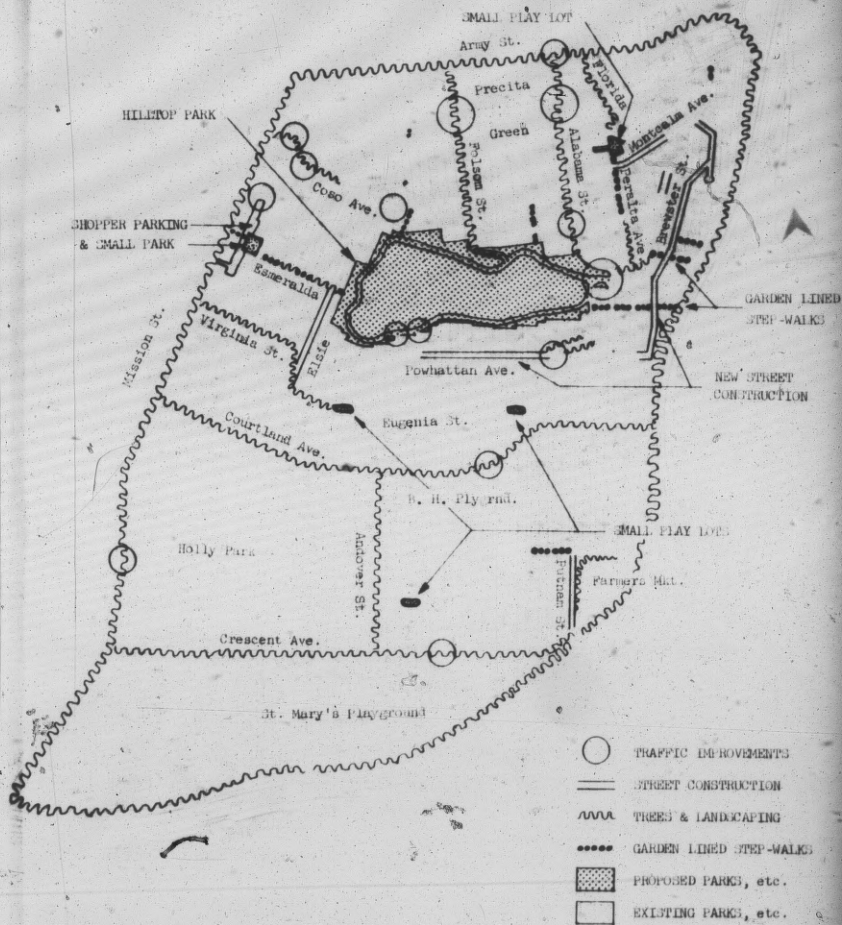
Small play lots and mini-parks are proposed for localities not near the larger open spaces. Generally they utilize unpaved public rights-of-way (Ogden St., Peralta St.) or close a street to traffic (Eugenia St., east and west). One additional site requires acquisition of private property (foot of Esmeralda) but results in opening a new pedestrian way to Mission Street.

Street-tree planting and roadside landscaping are the principal beautification elements. The plan indicates greenery along the traffic ways surrounding Bernal Heights, the two arterials which traverse the area and the principal entry streets which penetrate the neighborhood. Landscape treatment is also specified at Farmers' Market.

Street, sidewalk and step construction is called for on most undeveloped rights-of-way. A project on Elsie Street has been



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NEIGHBORHOOD PLAN BERNAL HEIGHTS ASSOCIATION

WHAT THE PLAN PROPOSES.....

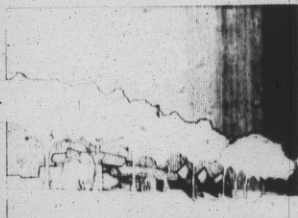
trees and landscaping

Street trees and landscaped areas are recommended throughout the neighborhood, especially along the thoroughfares and main entrance streets. Rutledge Street (left) shows how trees enhance the houses, even on very narrow sidewalks.



garden lined step-walks

Unpaved streets, like Peralta Avenue (above) hold potential charm as great as Telegraph Hill. Filbert Street, (right) below Coit Tower, shows the possibilities.



bernal heights park

A park on top of the hill-with paths, picnic areas and vista points has long been in the City Plan. We hope to add a recreational arts building (left) and play areas terraced into the eastern end of the hill.

"postage stamp" parks

Five small park-play lots, like this one (below) on 7th Avenue near Geary Boulevard, are proposed for areas not close to the larger parks.

traffic improvements

Hazardous streets and intersections are circled on the plan. Some need widening or realigning, but most only require crosswalks, signals, stop signs, parking restrictions, or one-way traffic.



street paving

We still have cowpaths on Bernal Heights! The plan calls for paving six streets, including Elsie Street (left) where construction began, but is temporarily halted.

have other ideas?.....

Use the suggestion sheet at the fair, voice them at BHA meetings, or write to our president, Cecilia Herman, at 19A Mirabel Avenue.

completed since the plan's creation; the principal roadwork remaining is on Brewster, Montcalm, Powhattan and Putnam.

Fifteen specific traffic problem spots are identified in the plan; solutions are suggested for most and study requested for the others. These proposals, some already achieved and others still under study by the Department of Public Works do not materially affect traffic patterns or land use and are not studied in detail in this review, however they appear to contribute to the neighborhoods livability as well as traffic safety and should receive consideration for implementation.

A shopper parking lot is indicated mid-block behind Mission Street stores and Coleridge Street houses. The unusually deep lots result in space to the rear which is under-utilized and could become parking space.

Staff Review

The Association's plan, in general, is a sound, thoughtful plan and an excellent beginning toward stabilizing and upgrading the neighborhood. It contains imaginative proposals, yet its modest and realistic nature make it an effective foundation for an action program.

A critical weakness in the plan is the absence of a long-range strategy. Although Bernal Heights would rank high in terms of urban amenities, some problems are deep-seated, and the proposals in the plan can only be considered a first step toward their elimination. For example, the plan doesn't solve the problems of



aging buildings, inadequate parking, or narrow streets, nor does it explore social problems which exist in the community.

The development and implementation of a long-range strategy is not a simple process, nor one that should be expected of a neighborhood association. The product of the staff's review, a Neighborhood Improvement Program for Bernal Heights, broadens the Association's plan and carries it to the stage of an implementation program. Even so, additional programs will have to be evolved to address themselves to the unsolved community problems.

Planning Policies

The objectives and principles behind the Association's plans are implied rather than stated. Verbalized as planning policy statements, the objectives and principles help to evaluate the plan, refine it and increase its effectiveness in achieving the desired goals.

1. Although some areas suffer from poor planning, small lots or narrow streets, the land use and street pattern of Bernal Heights is generally suited to its topography, location and surrounding development. Hence, wherever possible, the City's aim should be to reweave the existing neighborhood fabric without resorting to drastic measures such as redevelopment.
2. Public effort should be concentrated on improvements which will: (a) serve the particular needs of the resident groups (b) be most visible (c) become strong identifying features and symbols of area rejuvenation and (d) demonstrate most effectively the concern and value the City places upon the



neighborhood.

3. The visual image of the neighborhood should be strengthened by giving the hilltop greater skyline importance and by enhancing the neighborhood's perimeter; its entry points on surrounding thoroughfares, the bluffs and greenbelts along the freeways, etc.
4. Predominantly an area of modest single family dwellings, the neighborhood is most favorably suited to young home buyers having the enthusiasm and energy to make improvements. Families with greater space requirements (more bedrooms, parking space and public recreation facilities) can best be accommodated in less compact neighborhoods. Older people find the housing suitable but the hill difficult.
5. The southeastern slope is the most deficient in visual amenities. Because of its special problems, including narrow walks and streets and dense development, innovations in City beautification techniques will have to be employed to compensate for the area's deficiencies.

The Improvement Plan

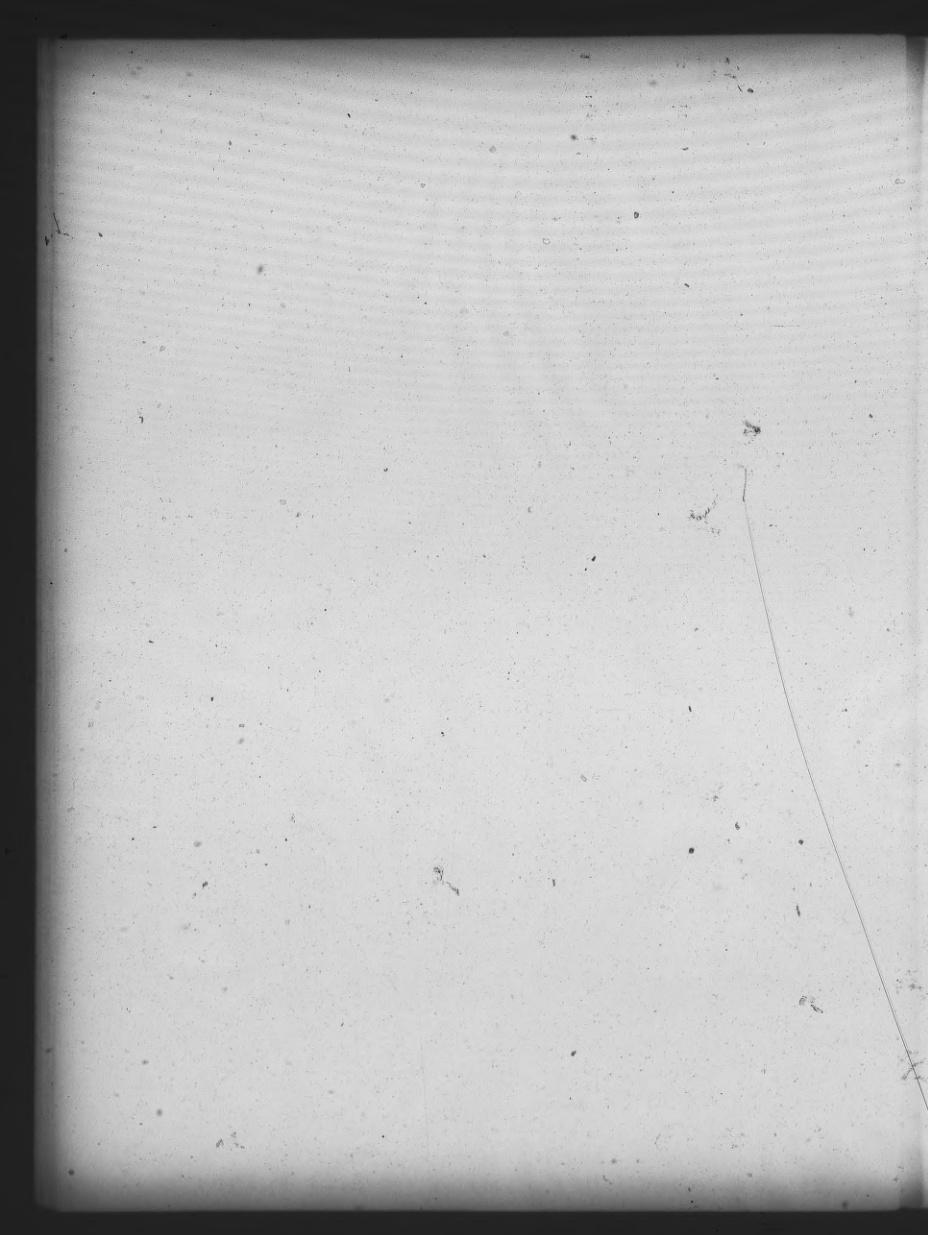
Given the preceeding statement or policies as a framework, the department's staff analyzed the Association's plan and elaborated upon it. As a result, the Bernal Heights Improvement Plan presented in this report, incorporates most of the features in the plan prepared by the Association, but is broadened to give a more uniform level of improvements throughout the neighborhood. A few debatable



PLATE III IMPROVEMENT PLAN



**BERNAL HEIGHTS NEIGHBORHOOD IMPROVEMENT PROGRAM
SAN FRANCISCO DEPARTMENT OF CITY PLANNING**

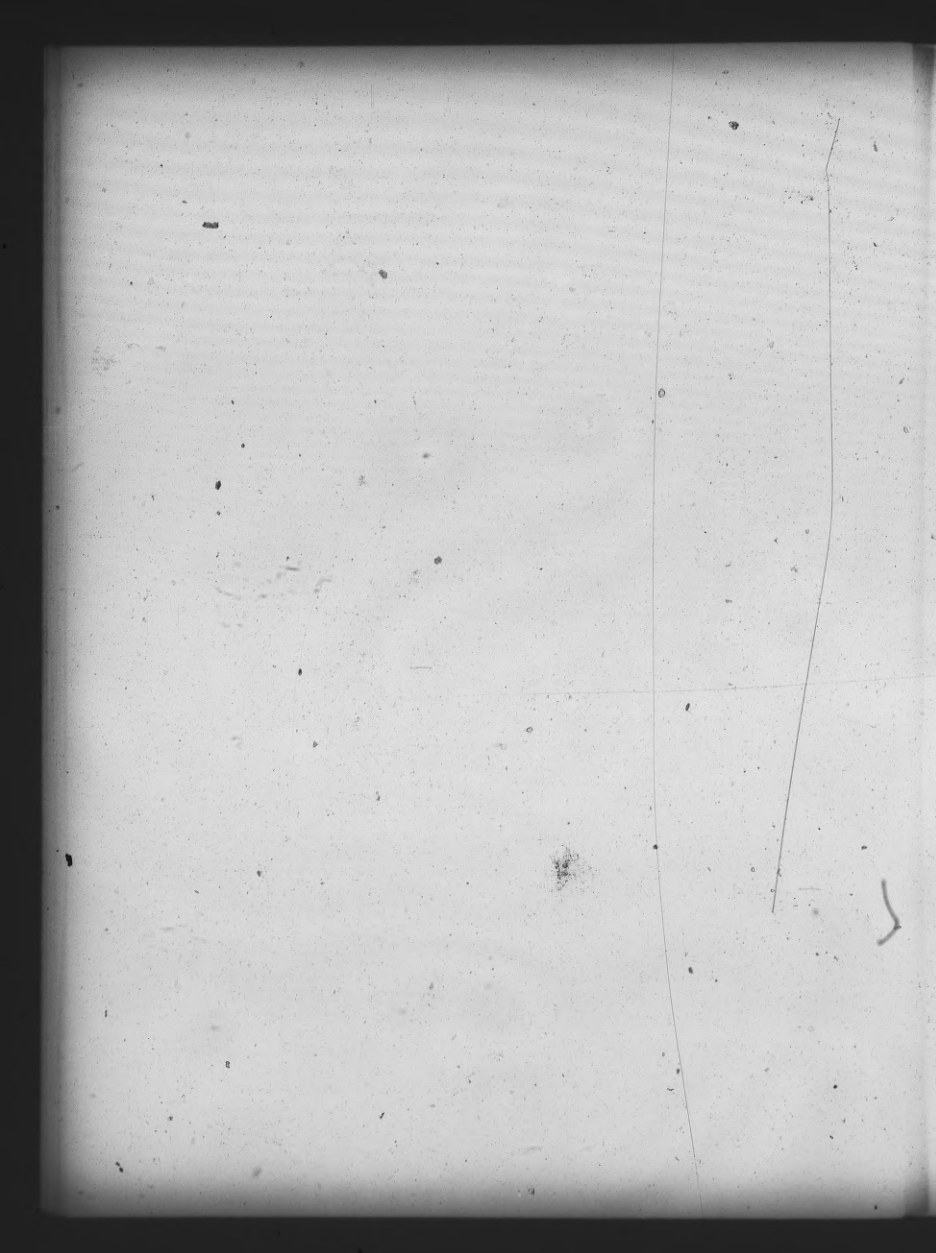


or 'problem' proposals have been modified, but all changes and additions follow the spirit of the Association's plan.

Beautification, recreation and street development remain the principal elements of the plan and are expanded considerably in the southeastern sector of the neighborhood. Burial of utility wires is added to the landscaping treatment of principal access and vista streets. Suggestions are made for specific types of landscape or design effects in areas with special interest or problems.

The park and community center atop Bernal Heights, with a radiating system of greenways and stepwalks, remains as the central feature of the plan. A series of stepwalks have been added along the park's south side, linking Bernal Heights Boulevard with the streets ending near Powhattan Avenue below. The Bocana Street (North) stepwalk has been omitted in favor of a shorter one to Bonview Street; the upper Harrison Street stepwalk is omitted due to lack of a right-of-way and the Joy Street and Esmeralda East stepwalks have been combined.

Principal additions to the plan are in areas adjacent to the freeways and throughout the southeast area. Forestation of the undevelopable bluffs above Alemany Housing, Farmers' Market and James Lick Freeway would be accompanied by creation of moderate priced housing sites and resubdivided areas for family housing where existing lot patterns and topography are irreconcilable. New street alignments are proposed at the ends of Gates, Folsom and Banks (Area "D"); as well as Mullen, Brewster, Franconia and

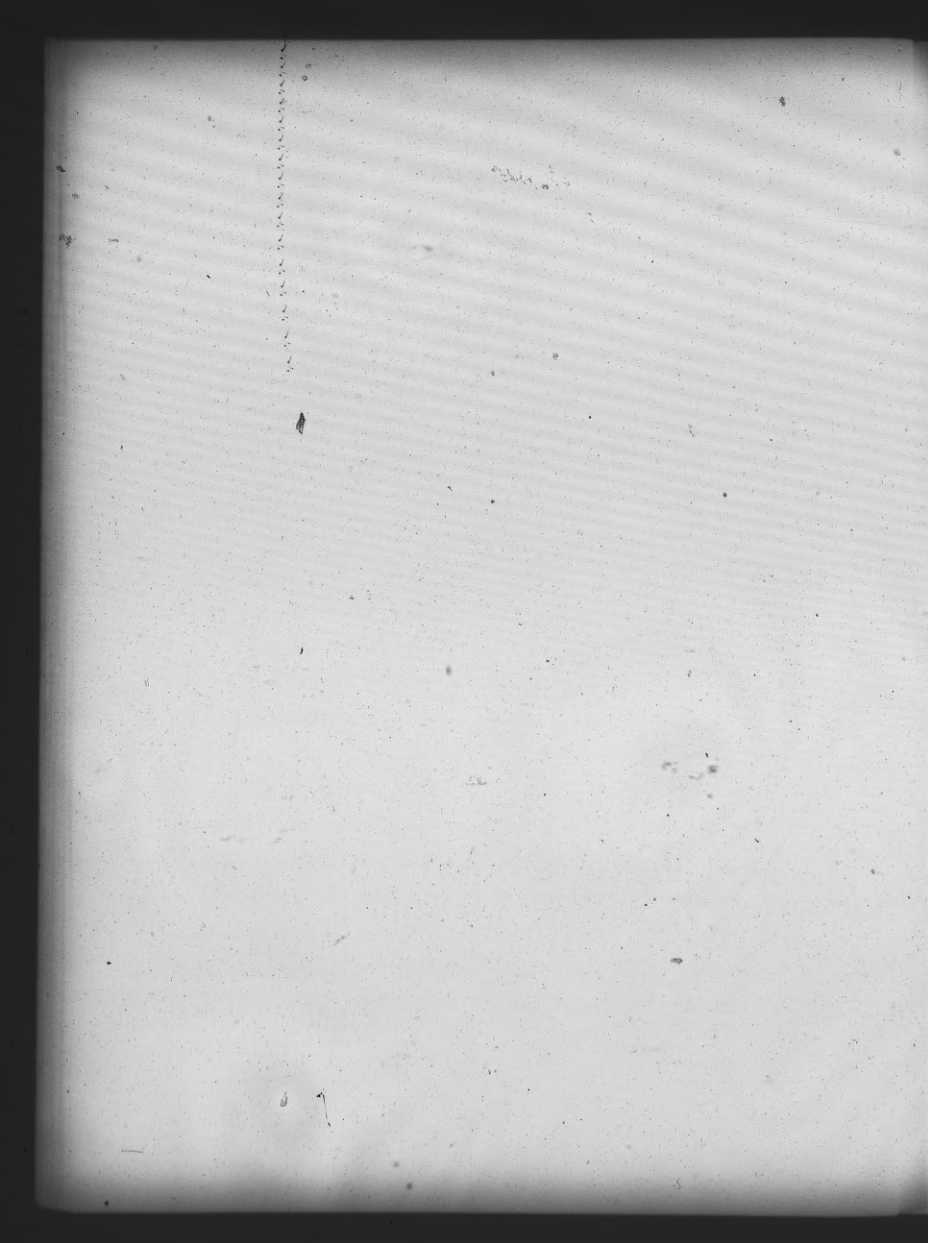


Holladay (Area "B"); and the Mojave-Peralta-Jarobe loop would be paved, as well as Putnam at Farmers' Market (Area "F"). Moderate Priced Housing could be integrated with the forested bluff at a street ends between Moultrie and Roscoe Streets, and the abandoned greenhouse area on Cortland (Area E) could accommodate additional housing, plus a small park, or an elementary school site.

Farmers' Market could be substantially enhanced as a major food merchandising center and visitor attraction. A broader array of vendors and facilities, expansion of the Market into the area of marginal uses north of Tompkins Avenue, reorientation of structures and planting of windbreaks to protect activities from the winds, landscaping of the barren parking lots as well as the bluffs, and colorful lighting to facilitate nighttime use are possibilities which could make the Market an outstanding City facility.

These recommendations for development of problem areas along the freeways point out their potential for improvement. More detailed study is needed in order to determine feasibility.

The neighborhood above the bluffs has less flexibility, but it has a similar potential for improvement. The North-South street orientation leaves relatively unused and often unpaved side streets which can provide space for amenities without sacrificing traffic circulation. Two mini-parks and a stepwalk have been added to the plan, as well as landscaped areas on the side streets. Because of the compactness of the neighborhood with narrow streets and sidewalks, rows of street trees along the sidewalks may not be



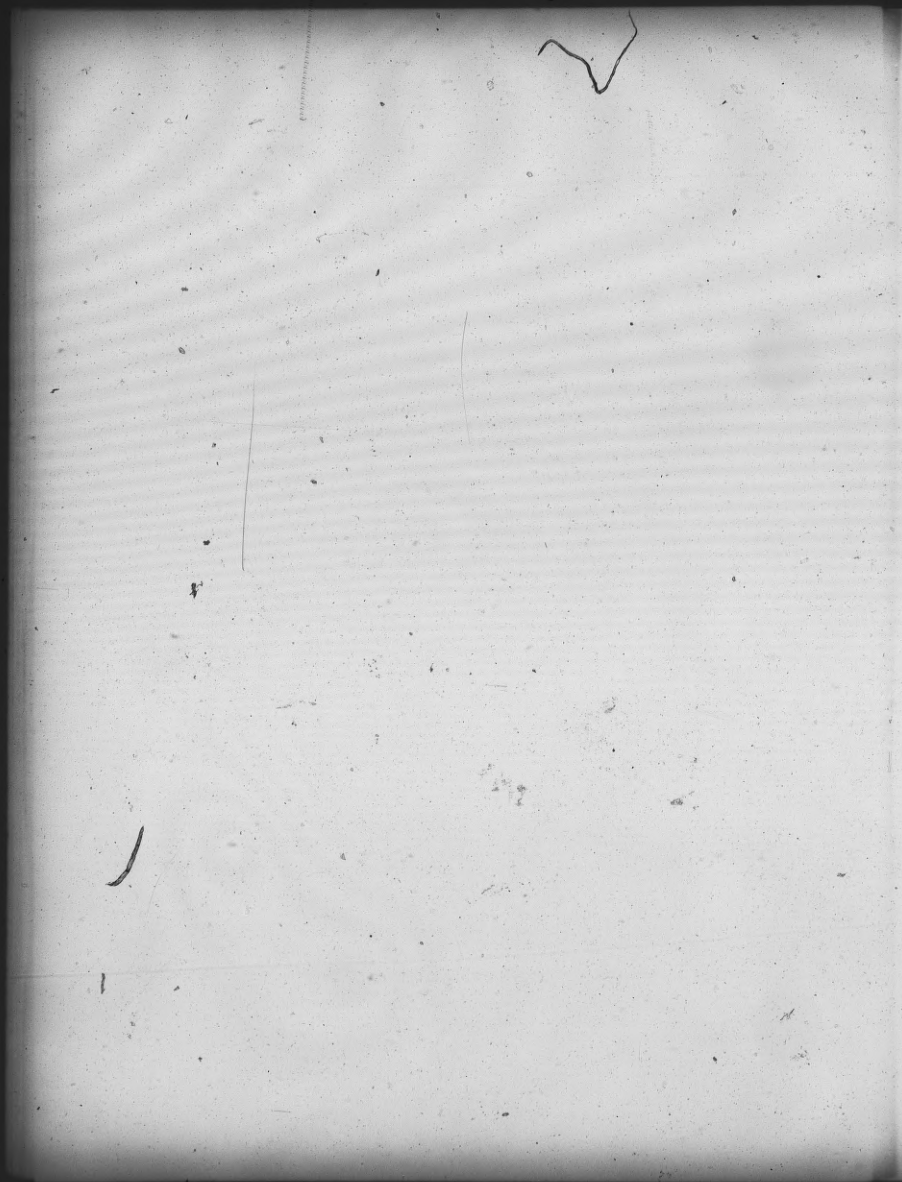
the best means of beautification. One or two large trees per block, growing in protected street side planter areas in the parking strip might be more satisfactory from a maintenance as well as design point of view.

Another area in need of detailed study is area "G" on the north side of Bernal Heights. A new street following the contour is suggested midway between Stoneman and Bernal Heights Boulevard connecting Manchester and Bonview Streets. The existing pattern with Shotwell and Bocana running uphill is virtually undevelopable. A vent pocket renewal project may be the most practical means of correcting the situation

Other innovations in the Improvement Plan are principally concerned with landscaping and urban design. Bocana Street follows a saddle between Holly Park and the peak of Bernal Heights, separating the south and west slopes. As an axis between the two most prominent physical features in the neighborhood, the street is an important linking element and forms a major vista from both. Street trees, underground wires and broad formal stairs topped by viewing and sitting areas at each end are recommended.

Similar treatment, minus viewing areas, is recommended for the short link on Murray Street with Saint Mary's Playground. An appropriate playground entrance should be developed here and the pathway to the pedestrian overpass at the Southern Freeway should be improved. The undeveloped bowl at the bottom of St. Mary's Playground should be improved for park purposes concurrent with the forestation of the hillside near Alemany Housing.

Another vital area for design purposes surrounds the intersection



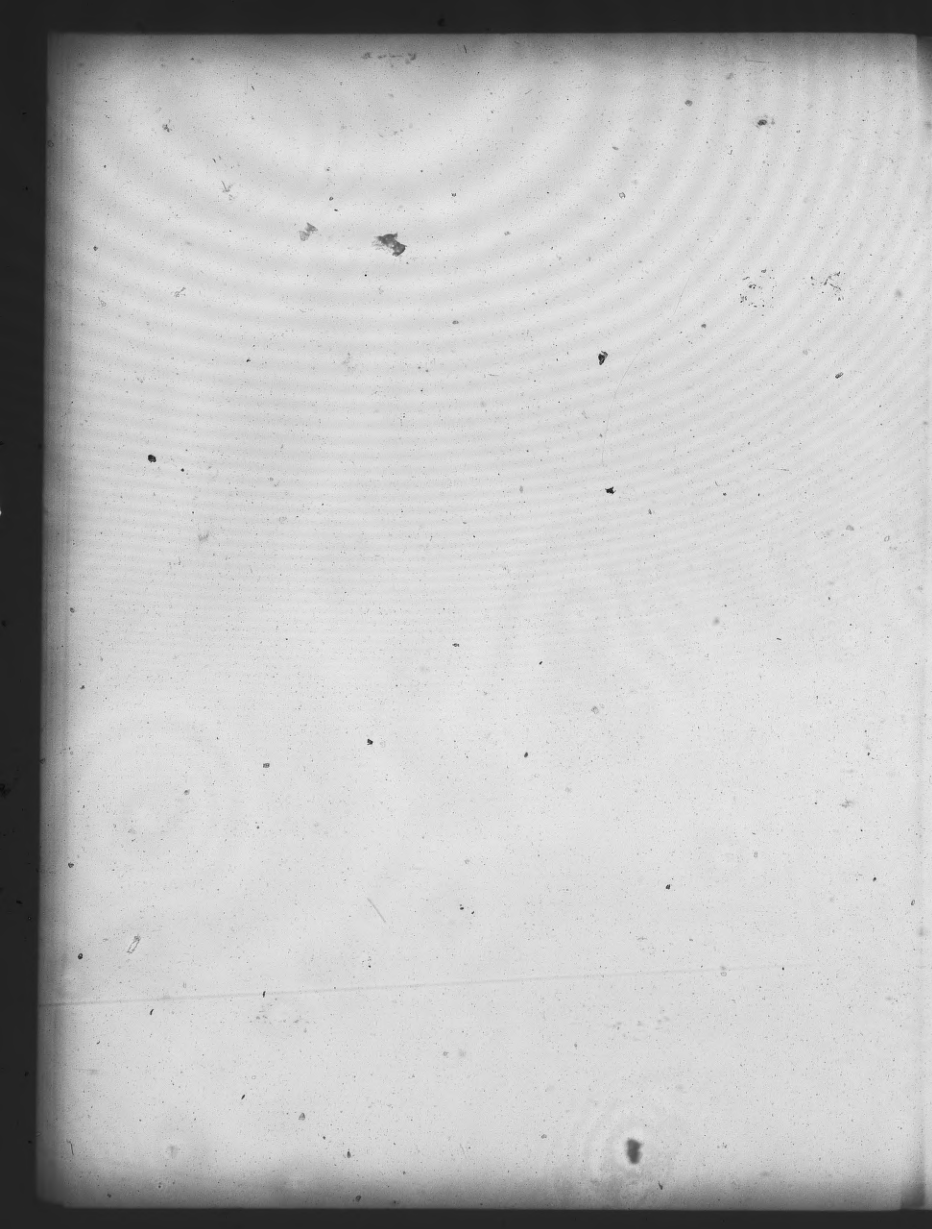
of Mission Street, San Jose Avenue, and Dolores Street (Area "A"). Because this is one of the City's most dramatic gateways, it will be analyzed in detail in the citywide Urban Design Study, recently initiated by the Department. Further improvement planning at this location should be related to this study.

Mission Street's convenience shopping area (Area "C") should be made more distinguishable from the more marginal strip commercial development. Trees and flowers in planter boxes and special street lighting of high design quality could be added. Light amber lucolux lamps for general illumination and incandescent downlighting would produce a pleasing nighttime quality, and with the planters, would add to the area's special identity.

The shift in merchandising to high volume chain operations with shopper parking raises the question as to how extensive the shopping area should be and whether or not the proposed parking lot east of Mission is warranted. A study of this area should be undertaken with the participation of the merchants and property owners.

Army Street's drab appearance is not greatly relieved by the few small existing trees. Introduction of color, closely planted flowers or shrubs along sidewalk edges and center island, with small trees, as a secondary feature, might be the most effective solution.

In order to enhance the entrances to the neighborhood and to separate the residential environment from the noise and traffic of Mission and Army Streets, masses of trees are recommended where side streets open onto these thoroughfares. Precita and Coleridge, as the



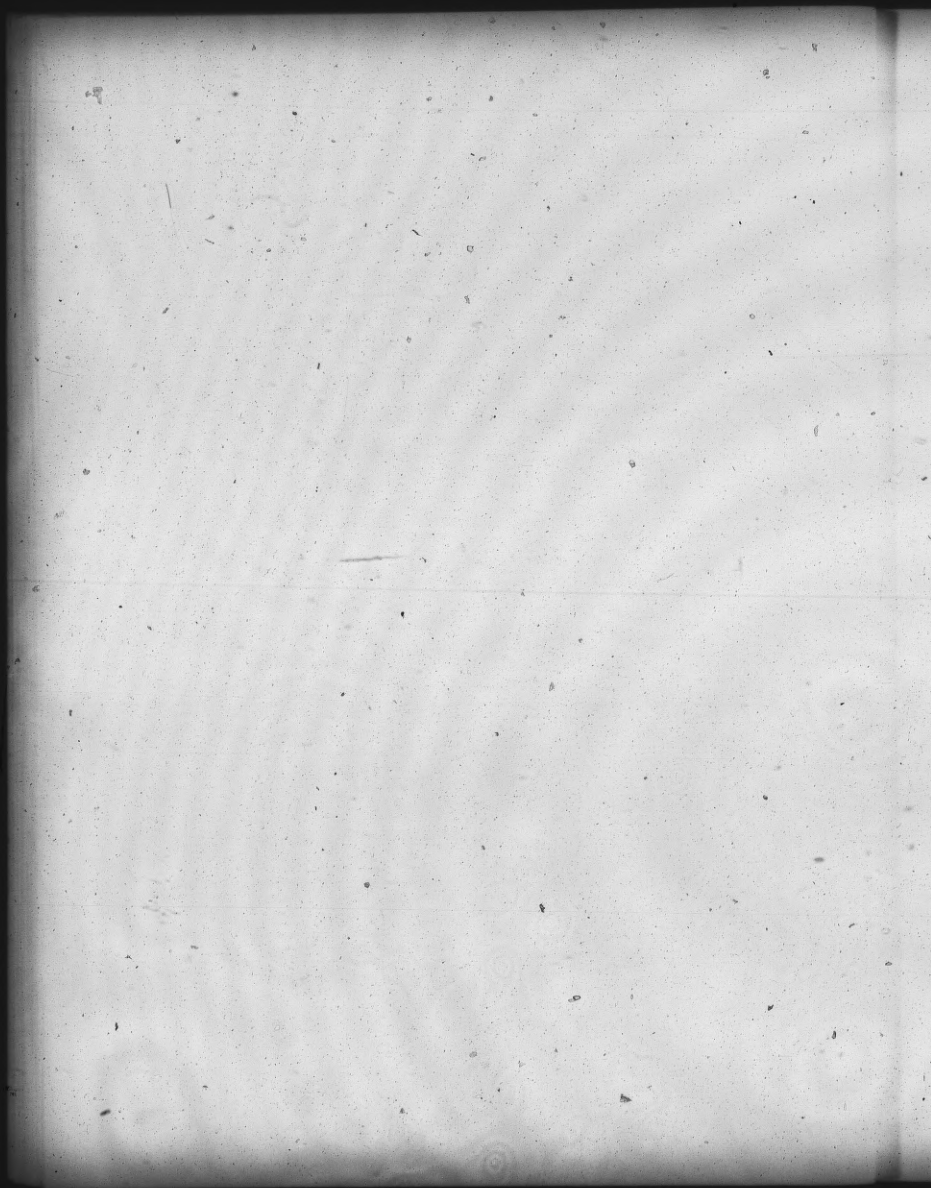
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outermost 'layers' are recommended for burial of utilities and tree planting as means of reinforcing their residential character and desirability.

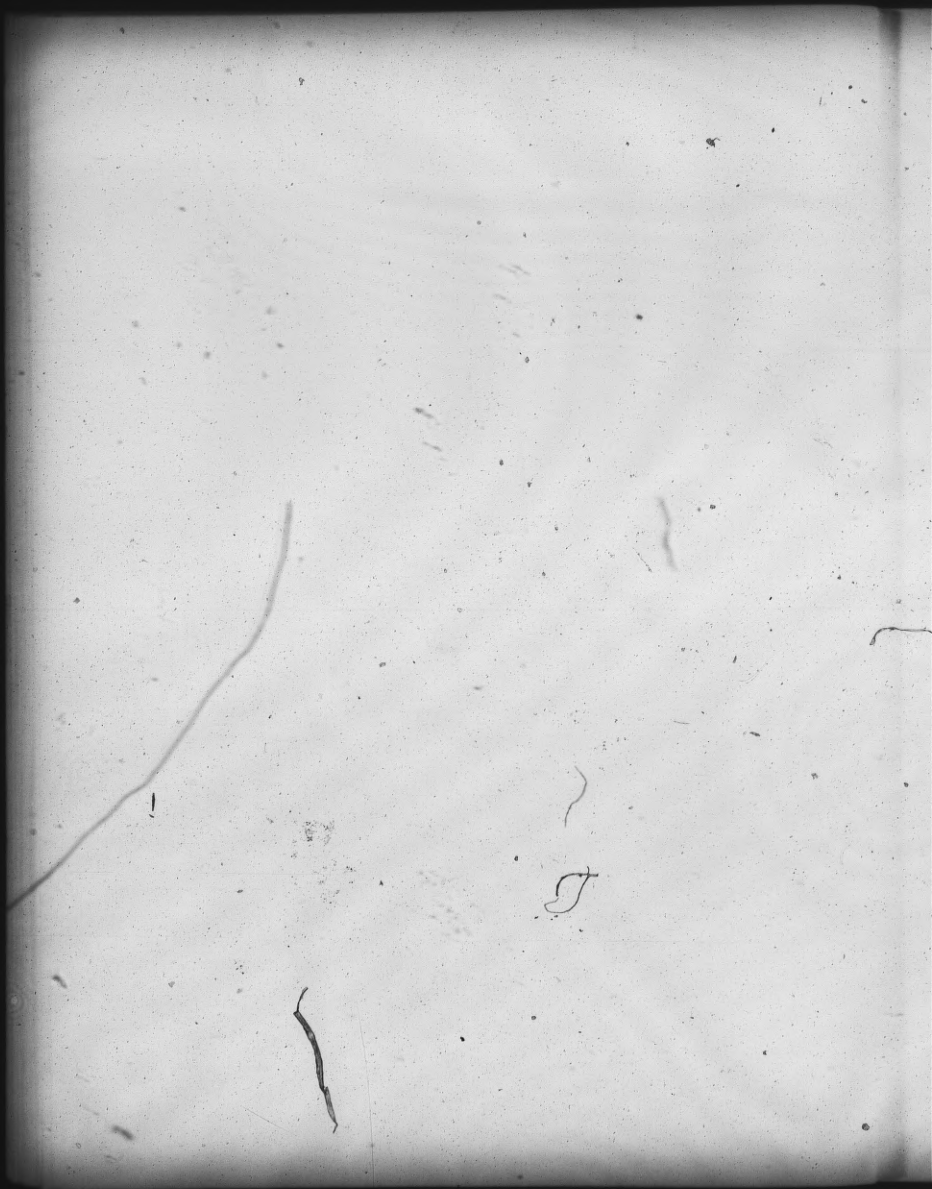
Alabama and Folsom Streets are unusually broad and accommodate perpendicular parking. Formal double rows of low spreading trees are suggested; the outer rows on the sidewalk and the inner rows carefully inter-spaced with the parking stalls and protected with bollards, cobbles, etc. The low trees would not interfere with downtown vistas from second story living rooms.

Trees should be planted from Cortland northward along Nevada Street and lower Bernal Heights Boulevard, forming a continuous greenway with Alabama Street and enhancing the major link between North and South Bernal Heights.

The perimeter of Bernal Heights Boulevard should be planted with groves of large growing trees, particularly above the ends of streets below, thus strengthening the visual importance of the hill from the streets.

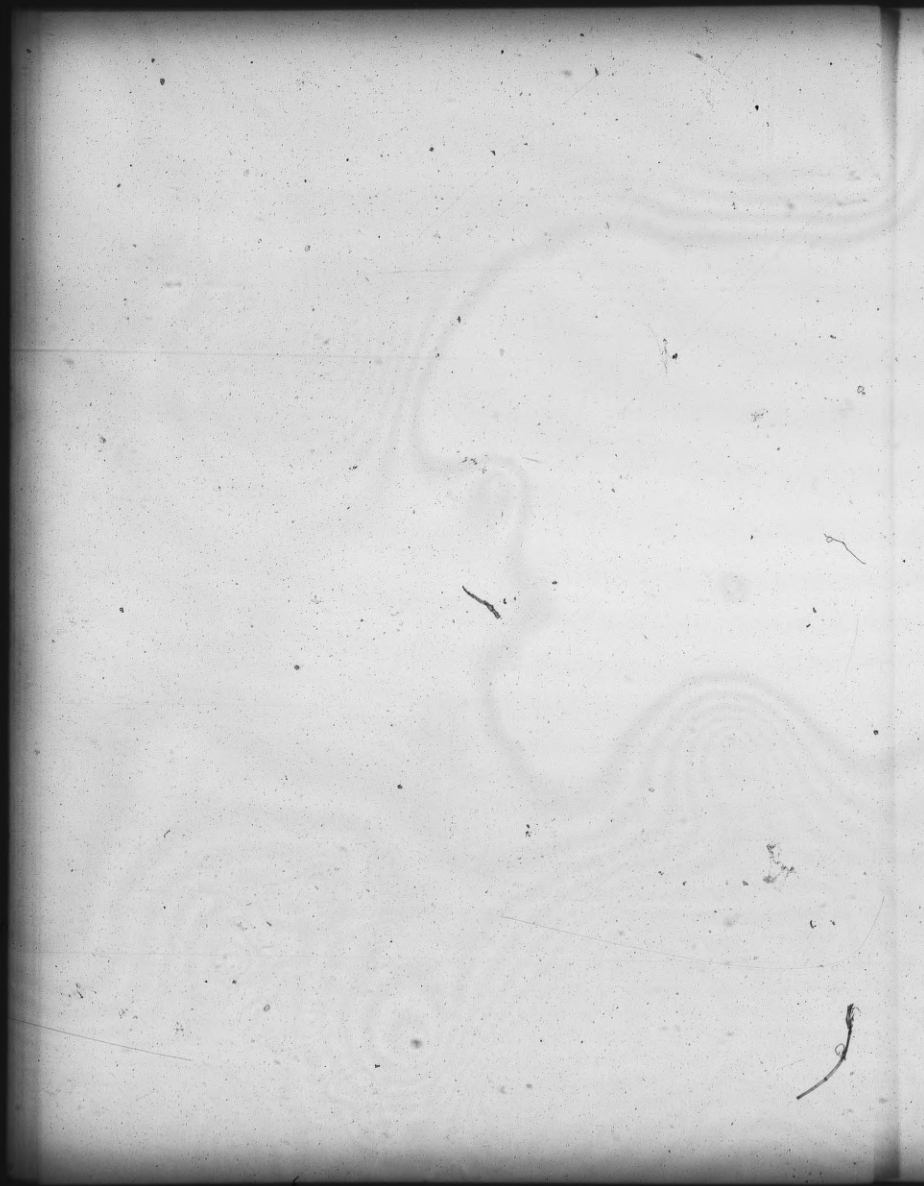
The continued visual importance of the greenery in Holly Park and Reservoir is threatened as mature trees die off or are removed. Additional eucalyptus and cypress should be planted.

Precita Green (Bernal Park) also needs refurbishing. Ways and means should be found to make it a more attractive staging area for the annual street fair and other activities. Special lighting, fountains, permanent platforms, terracing, walkways and utility outlets could make the green more attractive and useful throughout the year.



A mini-park located on Eugenia Avenue between Prospect and Winfield is shown instead of the Eugenia-Bennington site because it is undeveloped as a street and would not block access to garages. A traffic diverter could be constructed if desired, at Bennington Street. For similar reasons, the mini-park proposed on Eugenia Avenue west of Prentiss has been shifted east onto the undeveloped end of the street.

Coso Green, a plaza bounded by Coso, Coleridge and Precita Streets should be improved with benches, paving and more trees. Play sculpture set in a sand basin for small children could be an aesthetic and utilitarian feature in the plaza.



IV IMPLEMENTING THE PLAN

The Neighborhood Improvement Program calls for a number of public improvements. Their cost must be estimated as a first step toward further consideration. It may then be determined whether they are within the city's (or neighborhood's) ability to finance, or whether State, Federal or other assistance is needed. The number of alternatives is limited, and if the program envisioned is ambitious, federal aid of some sort is almost mandatory. Urban renewal is the most flexible federal tool readily available, however, other special purpose programs often can be combined with equal results.

Once a reasonably attainable combination of public and private financing programs is defined, it is necessary to arrange them in a sequence for development. Obviously the kind of improvement envisioned in Bernal Heights would take ten to fifteen years to achieve. A strategy is required to direct energies where they are most needed and when they will be most beneficial. Whatever sequence is conceived at this early date, modifications are certain as the program progresses. Like the Capital Improvement Program, the Neighborhood Improvement Program may need updating each year.

Cost Estimate

Many assumptions are necessary in devising estimates, and they are subject to reinterpretation with time. Whenever possible, costs were obtained from studies already made by the Department of Public



Works, or unit costs were taken from similar projects. Rapid Transit Corridor Study information regarding land costs was also utilized.

The original plan submitted by the Bernal Heights Association would cost about \$1.5 million dollars to achieve. About 5% of this could consist of volunteer projects with a real value several times that figure, reflecting donated labor. The assumptions as to volunteer participation are based on neighborhood enthusiasm and the need for citizen involvement or "partnership" in the processes of neighborhood improvement.

The Department of City Planning, in taking a somewhat longer view and studying the Association's plan in great detail finds reasons to increase the plan's scope by doubling the extent of public improvements. Over a third of the increase (\$660,000) represents burial of overhead utilities and new lighting on principal vista streets and travel-ways. The remainder of the increase comprises additional parks, totlots and landscaped areas (\$430,000) additional street improvements and steps (\$350,000), and added street-tree planting (\$40,000). One major cost item was temporarily omitted for further study: the shopper parking lot behind Mission Street stores (estimated at \$320,000).

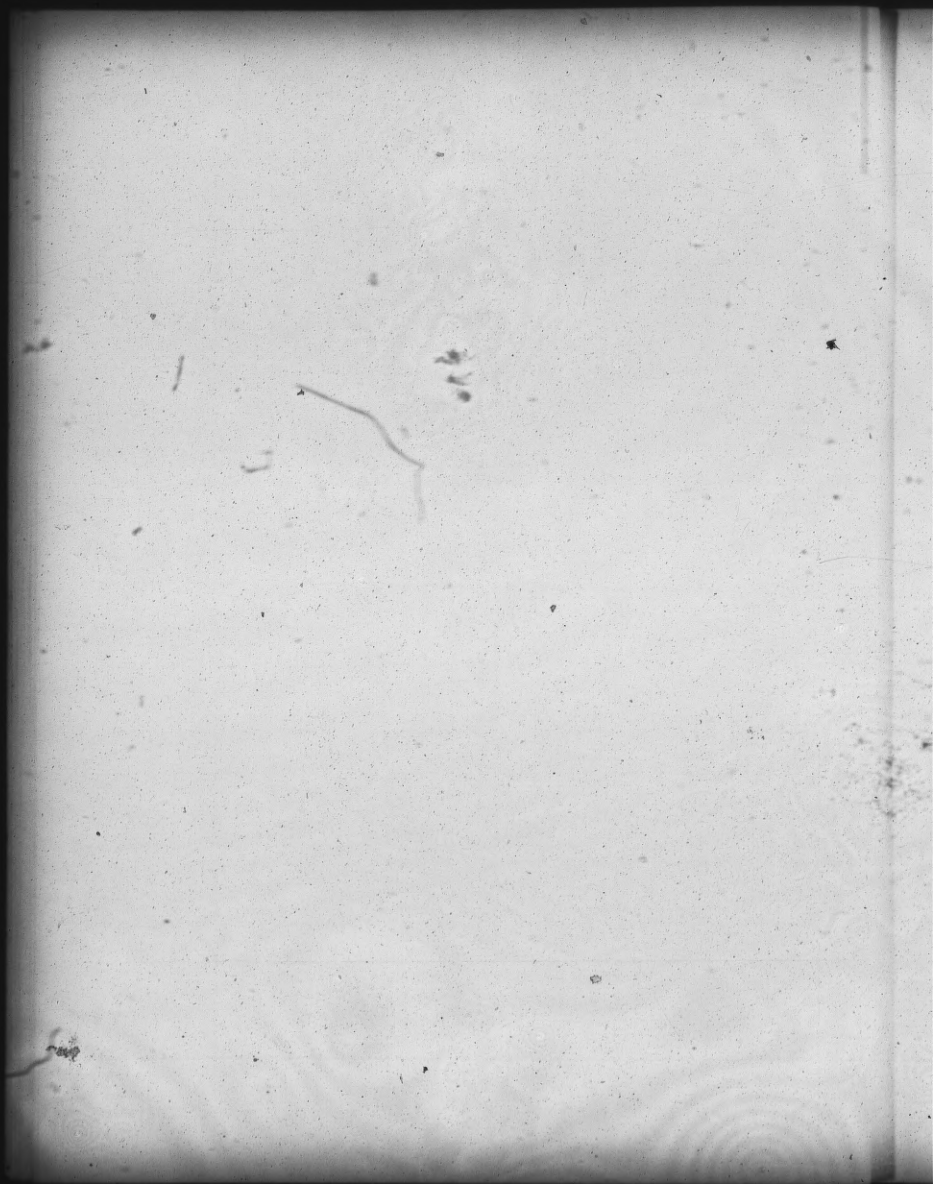
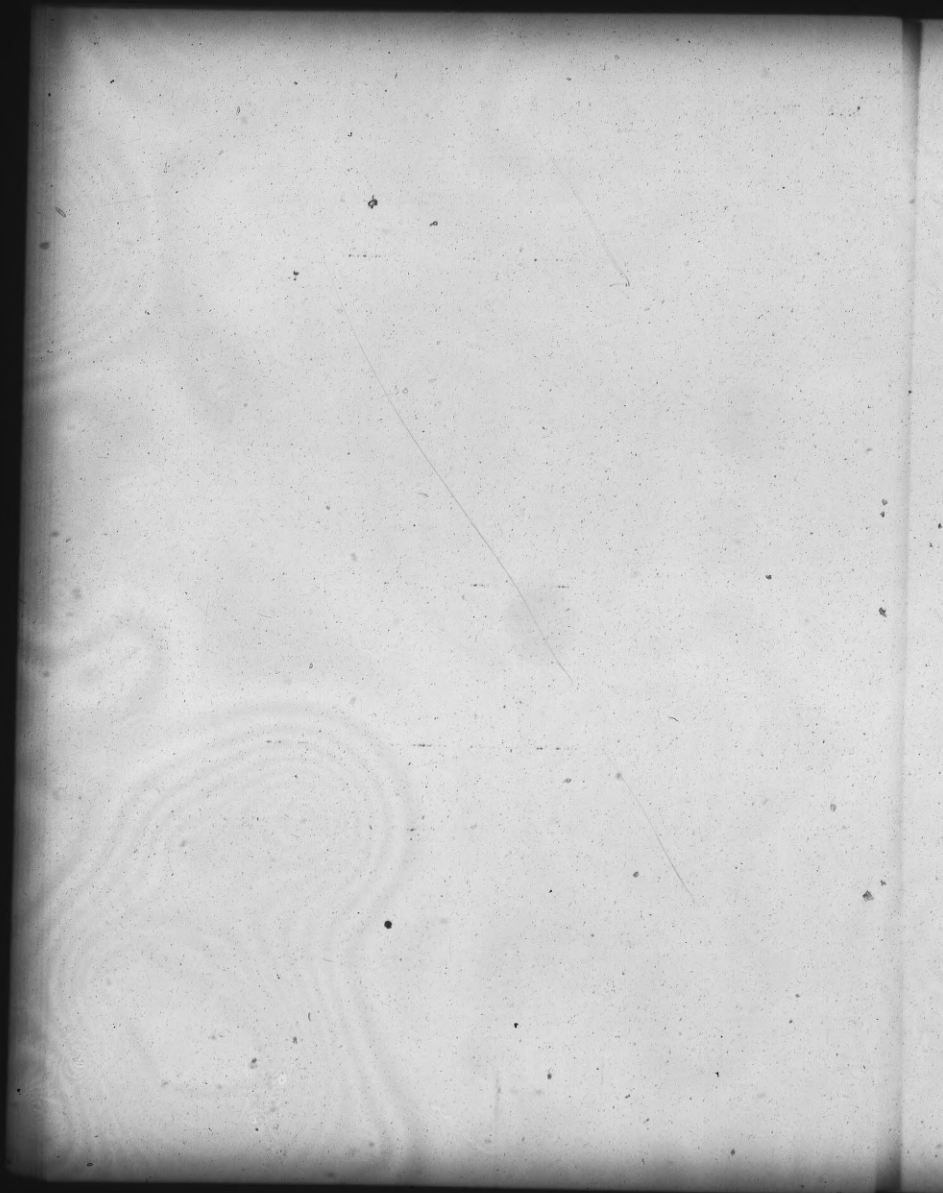


TABLE I
ESTIMATED NEIGHBORHOOD IMPROVEMENT PROGRAM COSTS
(Dollars in Thousands)

STREET TREES	City Projects	Voluntary Projects
Arterials	239.7	
Entry Masses	25.6	
Collector Sts.		15.1
Street Side Planters	4.6	2.4
Subtotal	269.9	17.5
LANDSCAPING, STREET, FURNITURE, ETC.		
Step Walk Gardens	3.0	12.9
Center Islands, Areas, Edges, etc.	44.0	3.0
Park Refurbishing	53.0	1.0
New Parks, Totlots	577.5	6.5
B.H. Park and Community Ctr.	533.0	46.5
Street Furniture	39.0	
Subtotal	1,249.5	69.9
STREET WORK		
Steps and Walks	272.0	6.1
Street Construction	523.7	
Street Modifications	192.0	
Subtotal	987.7	6.1
ST. LIGHTS, UNDERGROUND WIRING	624.9	
Total	\$3,132.0	\$93.5



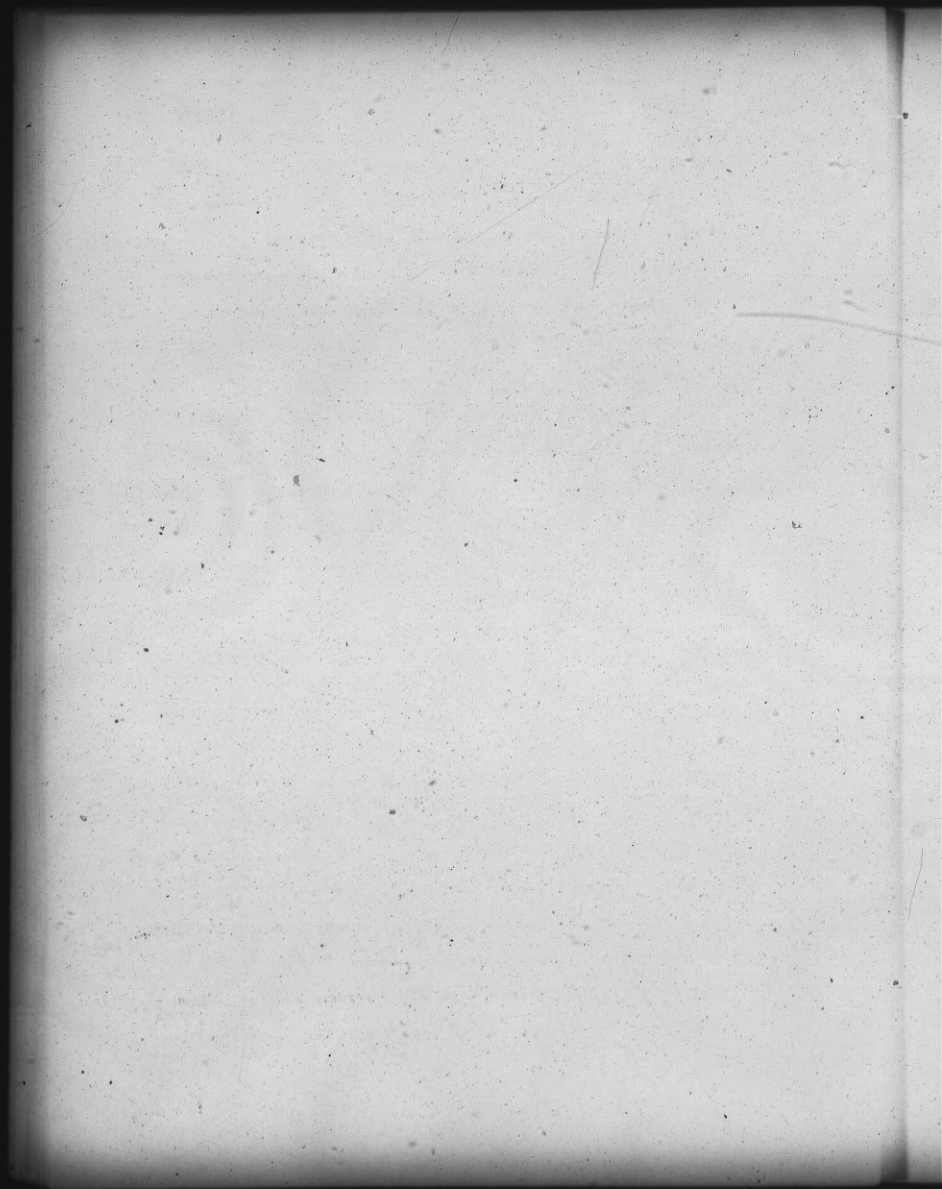
Fund Sources

The usual sources of funds for the kind of improvements desired in Bernal Heights are state gas tax rebates for road construction and beautification, bond issues for city-wide programs, such as street lighting and park development, assessments to property owners for improvements which directly benefit their property, and the city's general fund.

Assuming that it would be desirable to achieve the Bernal Heights program in ten years, the city would have to divert \$290,000 a year to the area. The 1967-1968 Capital Improvements Program calls for a city-wide appropriation of \$3,100,000 for projects similar to those in the Neighborhood Improvement Program. Bernal Heights, with 3% of the city's population and 2% of its area could not reasonably expect to capture 10% of the city's appropriations for a ten-year period.

State or Federal aid will be necessary to achieve the plan. State aid in the field of neighborhood development and housing is limited, although some of the special purpose programs (e.g. education, welfare and health) can sometimes be utilized. Federal programs are more geared to urban development and assistance generally runs between one-half or three-fourths of total program costs.

Rehabilitation Renewal and Code Enforcement are the principal programs which could be utilized; both include two-thirds federal financial aid, rehabilitation loans (3% interest rate) and rehabilitation grants for owners. Street improvements can be part of the



program. Renewal is much more flexible in that virtually any type of public improvement can be achieved under the program, plus land clearance and low income housing.

Special purpose federal programs can supplement the limited improvements included in the code enforcement program. The Urban Beautification, Open Space Acquisition and Neighborhood Facilities programs of the Department of Housing and Urban Development could be utilized for park and community center development. The Bureau of Outdoor Recreation also offers aid for land acquisition and development which is being utilized in the city's mini-park program.

Other means of financing individual projects may be possible. Philanthropic sources such as foundations, United Crusade agencies and church groups should be encouraged. Voluntary efforts by civic groups and individuals are contemplated in the plan; however monetary value is anticipated as less than 3% of the cost of improvements. Nevertheless such participation reaps great dividends and should be encouraged.

Although all avenues of easing the City's financial burden should be fully exploited, it must be recognized that a Neighborhood Improvement Program is basically a City investment.

Selection of Basic Program

Both rehabilitation renewal and code enforcement could employ federal aid to rejuvenate private property as well as public facilities. Controversy over the selection of program is almost inevitable, as

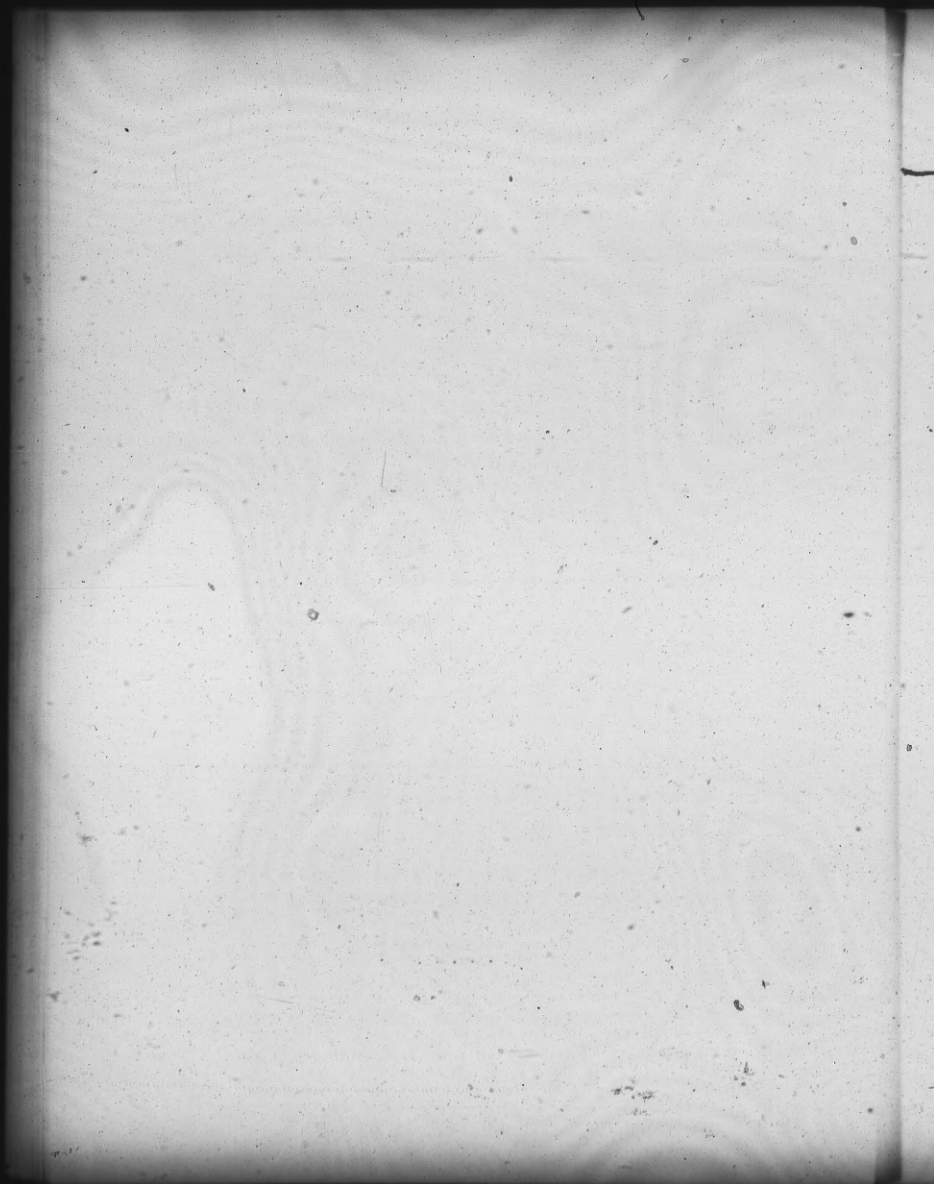


both have advantages and disadvantages.

Community receptiveness is a prime consideration in selecting the implementing tools. The preliminary report of the Community Renewal Program, published in 1966, precipitated extensive disagreement over a recommendation for clearance and redevelopment of the top of Bernal Heights. The most desirable private property in the neighborhood was involved as well as the community's desire for a park on the hilltop. The final report responded to citizen reaction by changing the designation to conservation and rehabilitation, and shifting the treatment area to a crescent below the hilltop on its southerly slopes.

Rehabilitation renewal potential was studied in the Rapid Transit Corridor Study and the Association's plan was used as the basis for planning. A total cost of \$18 million was projected for the renewal of the area north of Cortland Avenue, of which \$9 million would go to public improvements. Nine percent of the dwellings would be cleared and vacant lots acquired, enabling an increase of 250 housing units at current densities. Compared with the City's other needs, such a low return for \$18 million would give renewal in Bernal Heights a low priority. This, however, should not rule out the possibility of small scale renewal projects over a period of time where they can yield greater social, economic or physical benefits.

The principal alternative program is Federally Assisted Code Enforcement (F.A.C.E.). This program could be utilized throughout most of Bernal Heights, however, some pockets of blight and

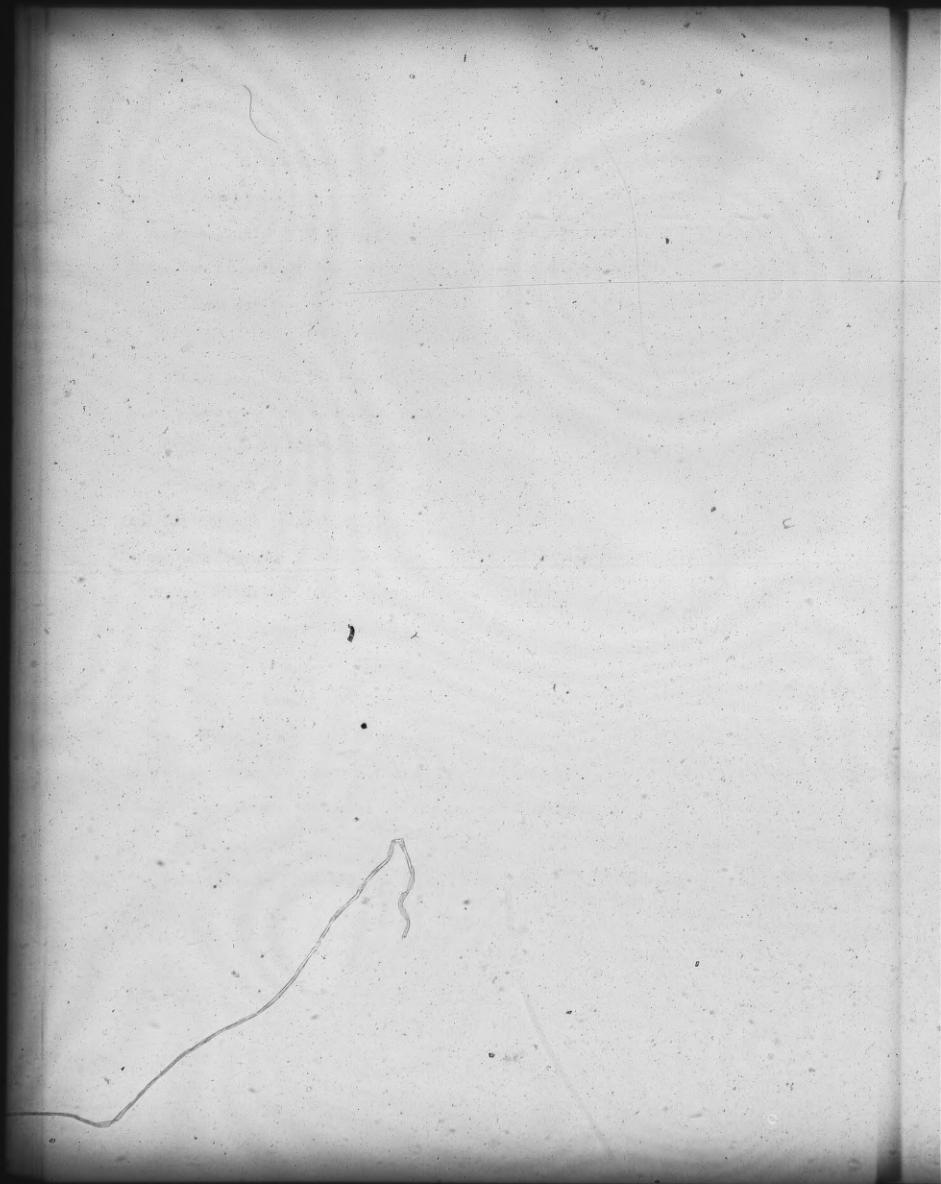


undevelopable terrain might still require the clearance and acquisition features of renewal in order to correct their deficiencies.

A FACE Program which would include all of Bernal Heights except these problem areas and stable St. Mary's Park subdivision is estimated to cost \$6 million in current dollars. Of this, \$4 million would be for the area north of Cortland Avenue.

The difference between the renewal program cost and the figure above is due to underground wiring (\$5.6 million) which would have been on all streets, parking lots and miscellaneous street extensions (\$1 million); a larger community center (\$0.4 million); a net loss in land sale for moderate cost housing (\$2 million); administration (\$3 million), and contingencies (\$2 million). It should be noted, however, that some administrative costs and contingencies are not included in the N.I.P. estimates, but are absorbed in City departmental budgets.

The principal weakness in utilizing FACE is that in cases where rehabilitation is uneconomical the program is not empowered to compensate the owner for demolition. Demolition has been extremely rare in FACE, but can occur when the owner prefers to invest in higher use of the property. Hardship cases have been solved by the Housing Appeals Board which can waive regulations and grant time extensions. Defering demolition until after death of an elderly owner and requiring only those basic hazard corrections which can be achieved within a rehabilitation grant is a solution the board has utilized.



The Neighborhood Improvement Program

The Bernal Heights area is proposed to be divided into seven possible FACE program areas ranging from 600 to 1000 structures each. St. Mary's Park and potential renewal areas have been excluded. At the current rate of progress the FACE program can accommodate an additional 1,500 structures per year. If a new area is started each year the final area would be closed out at the end of ten years; however, the increasing demand throughout the city for FACE will probably necessitate stretching the program out to fifteen years.

The cost of code enforcement, based on current operations, would be \$2.6 million and eligible public improvements \$1.5 million. This reflects the two to one formula for federal and local shares in program cost, an indication that the plan does not seek an unreasonably high level of public improvements. On the other hand, federal funds can underwrite two-thirds of the cost if a higher level is sought. It may be possible for example, to provide more on-street parking through street widenings, or street reconstruction and resurfacing where needed. The need for such additional improvements will become evident as citizen advisory groups are formed to consider the details of improvement planning in the respective treatment areas.

Costs for each of the seven areas have been estimated. Because area boundaries often separate a facility (like a park) from its natural service area, some of the areas may appear to receive too little ~~for~~ too much investment. Adjustments were made for these peripheral improvements and then the adjusted values were compared

I-

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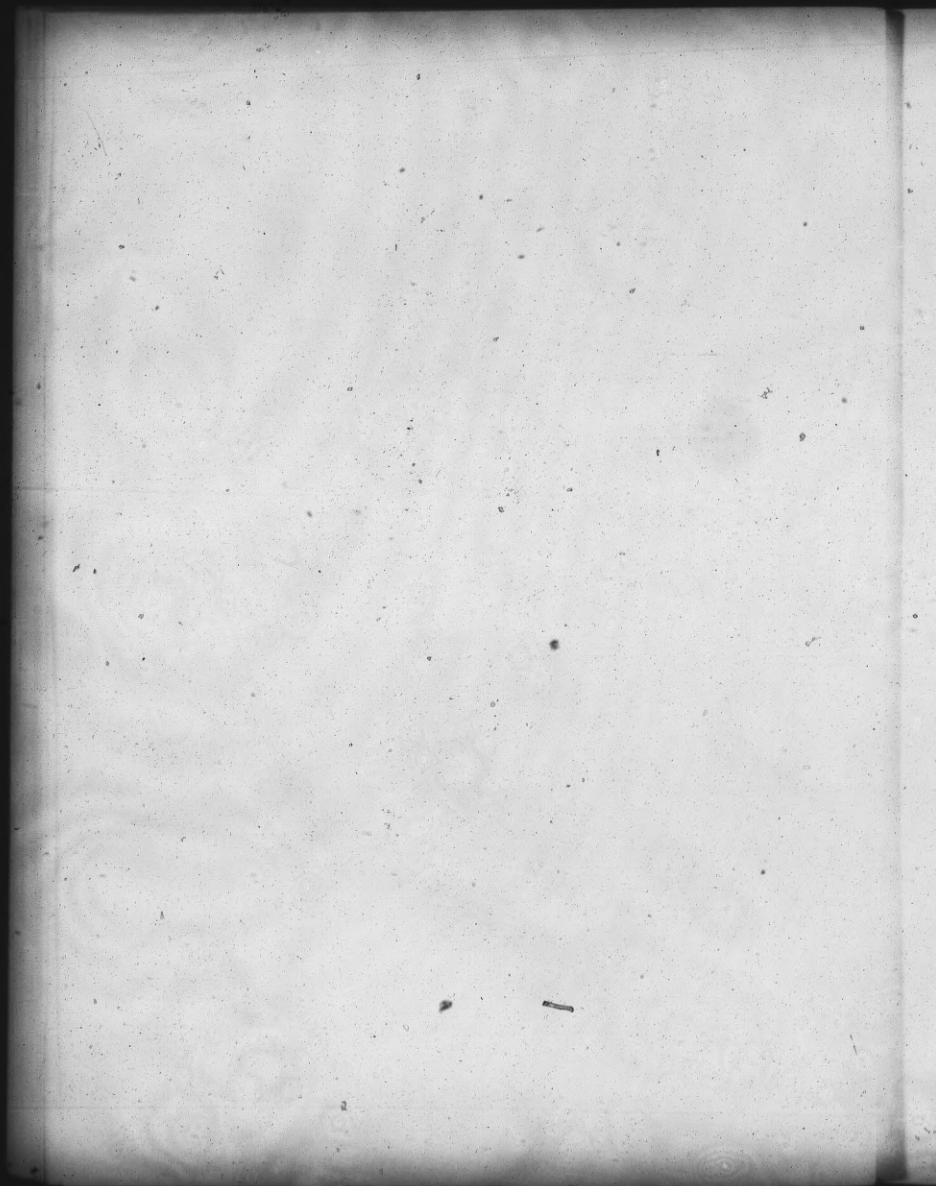
PLATE IV TENTATIVE ACTION AREAS



I-VII ACTION AREAS

SPECIAL STUDY AREA

**BERNAL HEIGHTS NEIGHBORHOOD IMPROVEMENT PROGRAM
SAN FRANCISCO DEPARTMENT OF CITY PLANNING**



with code enforcement cost. The results were that improvements ranged from 42% to 52% of program costs, a reasonably uniform level of investment throughout the community. Absolute uniformity would be unwise, as some areas have more generous public facilities.

For improvements not included in FACE other federal aid programs are contemplated. The Neighborhood Facilities program can be utilized to provide the community center building. If the center were a new branch of Mission Neighborhood Centers (to replace its facility on Precita Avenue) the local share could consist of the city donation of land. In exchange the center could agree to make its facilities available for public recreational use and social services. A \$300,000 facility is contemplated in the M.I.P. budget, which would imply donation of \$150,000 worth of land, or 3.5 acres at one dollar per square foot. This size site would provide space for parking and outdoor activities. The site suggested in the neighborhood plan is the easterly end of the hilltop, readily accessible to both sides of the hill and situated on a bus line.

The Open Space Acquisition program is a source of matching funds for purchasing and developing the Esmeralda Avenue and Cortland Street parks. Alternate sources are Bureau of Outdoor Recreation funds or, for the Cortland site, Urban Renewal.

Urban renewal is suggested as the most promising means of solving problems, concentrated along the south and easterly fringe of the neighborhood. Within the area is an estimated \$451,700 in potential credits for public improvements which could finance a modest program.



The feasibility of this approach will require detailed study.

The Urban Beautification program is contemplated as a secondary source of funds which may be employed in the development of Bernal Heights park and other projects not eligible under Code Enforcement. Dependence on this program has been kept minimal because its funds are limited and in great demand throughout the city. Bernal Heights park development cost is estimated at \$233,000 (25¢ a square foot) and an initial amount of \$120,000 is scheduled in the Capital Improvements Program for 1969-1970. The remainder can come from beautification and perhaps gas tax funds for roadside landscaping of the Boulevard can be utilized.

Voluntary programs, generally of a beautification nature, are anticipated throughout the community. By utilizing federal programs, the city can lower its improvement costs from \$3,132,000 saving \$731,567 and attracting \$4,236,667 in federal funds to rejuvenate the private sector as well as the public. (Actually several millions more would be attracted in the form of 3% rehabilitation loans and grants.)

Study Areas

A review of the N.I.P. reveals that certain proposals require more careful consideration than has been possible to date:

1. An aggregation of areas along the James Lick and Southern freeways including several areas of difficult terrain where ownership and access problems call for resubdivision and/or redevelopment. Brewster St., Mojave loop, and the Alemany bluff are included. Also, Farmers Market needs economic and

TABLE II COST OF PUBLIC IMPROVEMENTS BY ACTION AREAS
(Dollars in Thousands)

	FACE AREAS							RENEWAL AREA	OTHER PROGRAM	TOTAL N.I.P.
	I	II	III	IV	V	VI	VII			
STREET TREES										
Arterials	25.1	24.0	21.6	18.0	31.0	45.5	57.0	5.5	12.0	239.7
Entry Masses	6.4				6.4	6.4	6.4			25.6
Side Street Planters		1.5	1.3	1.5	.3					4.6
Subtotal	31.5	25.5	22.9	19.5	36.7	51.9	63.4	5.5	12.0	269.9
LANDSCAPING										
Landscape Areas		2.0				7.2	3.0	34.8		47.0
Park Refurbishing					(1.0)	5.0	(47.0)		48.0	53.0
New Parks & Recreation	36.0	7.0	10.5	31.6		(230.0)	12.4	(250.0)	1,013.0	1,110.5
Subtotal	36.0	9.0	10.5	31.6		12.2	15.4	34.8	1,061.0	1,210.5
STREET WORK										
Reconstruction						112.0	80.0			192.0
New Streets		80.0	60.0				42.2	341.5		523.7
Steps, Walls	67.0	90.0		5.0		10.0	50.0	50.0		272.0
Subtotal	67.0	170.0	60.0	5.0		122.0	172.2	391.5		987.7
UTILITIES BURIAL & Street Lighting & Furn.	110.0	61.0	67.0	67.5	130.0	107.0	52.0	19.9	49.5	663.9
TOTAL PUBLIC IMPTS.	244.5	265.5	160.4	123.6	167.7	293.1	303.0	451.7	1,122.5	3,132.0
PERIPHERAL IMPROVEMENTS										
Adjustment *	115.0	217.0	83.3	211.8	55.1	158.2	135.2	-209.1	-776.5	
Area Impts. Value	359.5	402.5	243.6	335.4	222.8	451.3	430.2			
% of N.I.P. Costs	48%	49%	43%	47%	42%	55%	52%			
EST. FACE & RENEWAL COSTS	372.5	495.5	333.5	301.5	302.0	372.5	406.5	903.4		3,567.4

* Adjustments reflect the value an area receives from improvements in adjoining areas, e.g. B.H. Park and Community Center, renewal study area improvements, etc.

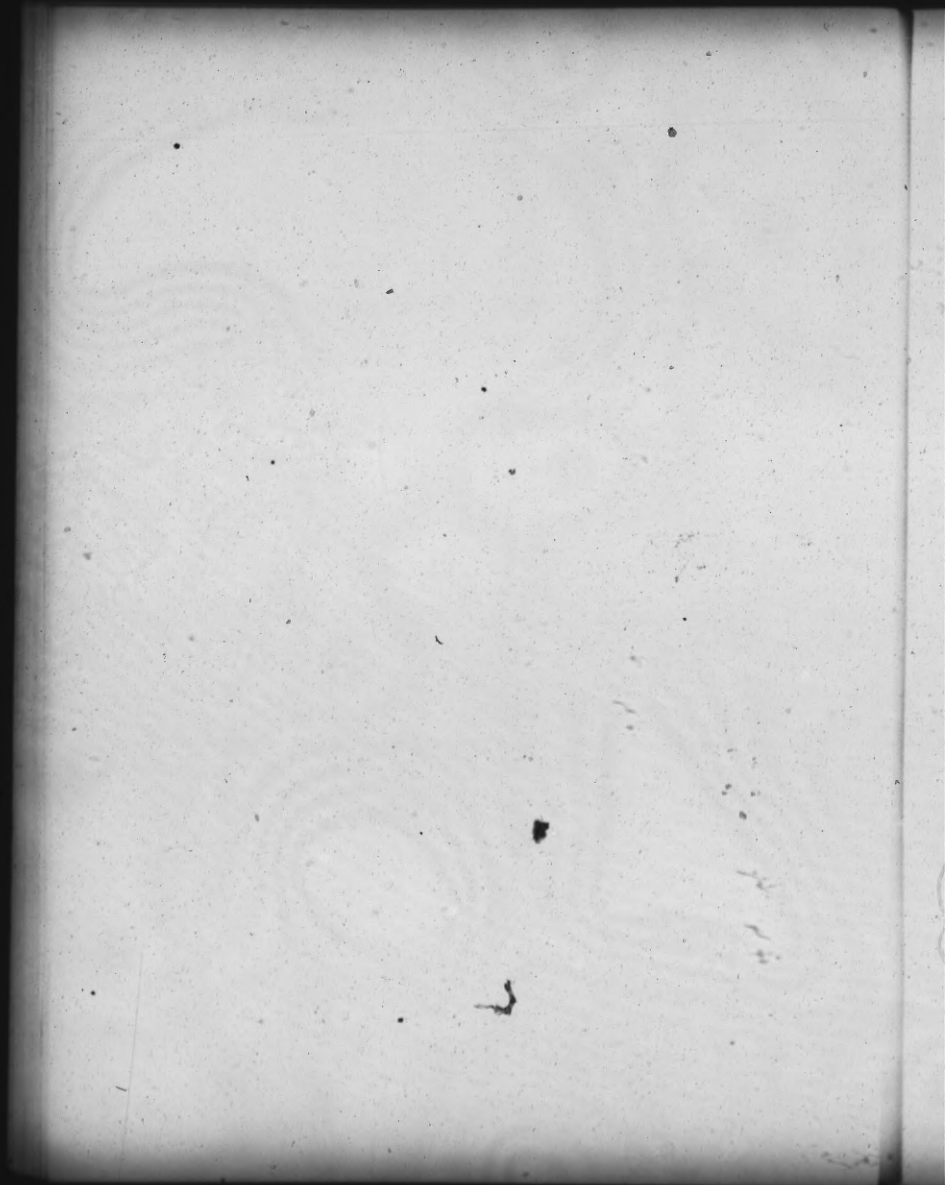
() indicates sum for improvements achieved under "OTHER PROGRAM" located in the area.

5

1

TABLE III
SUMMARY OF POTENTIAL FUNDING SOURCES

	LOCAL	FEDERAL	OTHER
FACE PROGRAM (66.6% Federal)	\$1,390,033	\$2,797,667	
Eligible Impts. \$1,532,500			
Enforcement Cost <u>2,664,000</u>			
- \$4,196,500			
Uncredited Impts. on boundaries	23,500		
Volunteer Projects			\$45,400
URBAN RENEWAL (66.6% Federal)	423,100	846,200	
(Based upon potential credits for public improvements in area, excluding parks)			
Volunteer Projects			1,600
OPEN SPACE ACQUISITION (50% Fed.)	165,000	185,000	
Esmeralda & Cortland Parks			
BEAUTIFICATION (22½% Fed. in 1968)	370,000	107,800	
B.H. Park, Holly Park			
St. Mary's Playground, Precita Green and boundary St. trees (uncredited above) Contributions to B.H. Park			46,500
NEIGHBORHOOD FACILITIES (66.6% Fed.)	(150,000)	300,000	
(City donations: ½ acres @ \$1.00 PSF)			
<hr/> TOTAL \$6,476,700	\$2,400,433	\$4,236,667	\$93,500

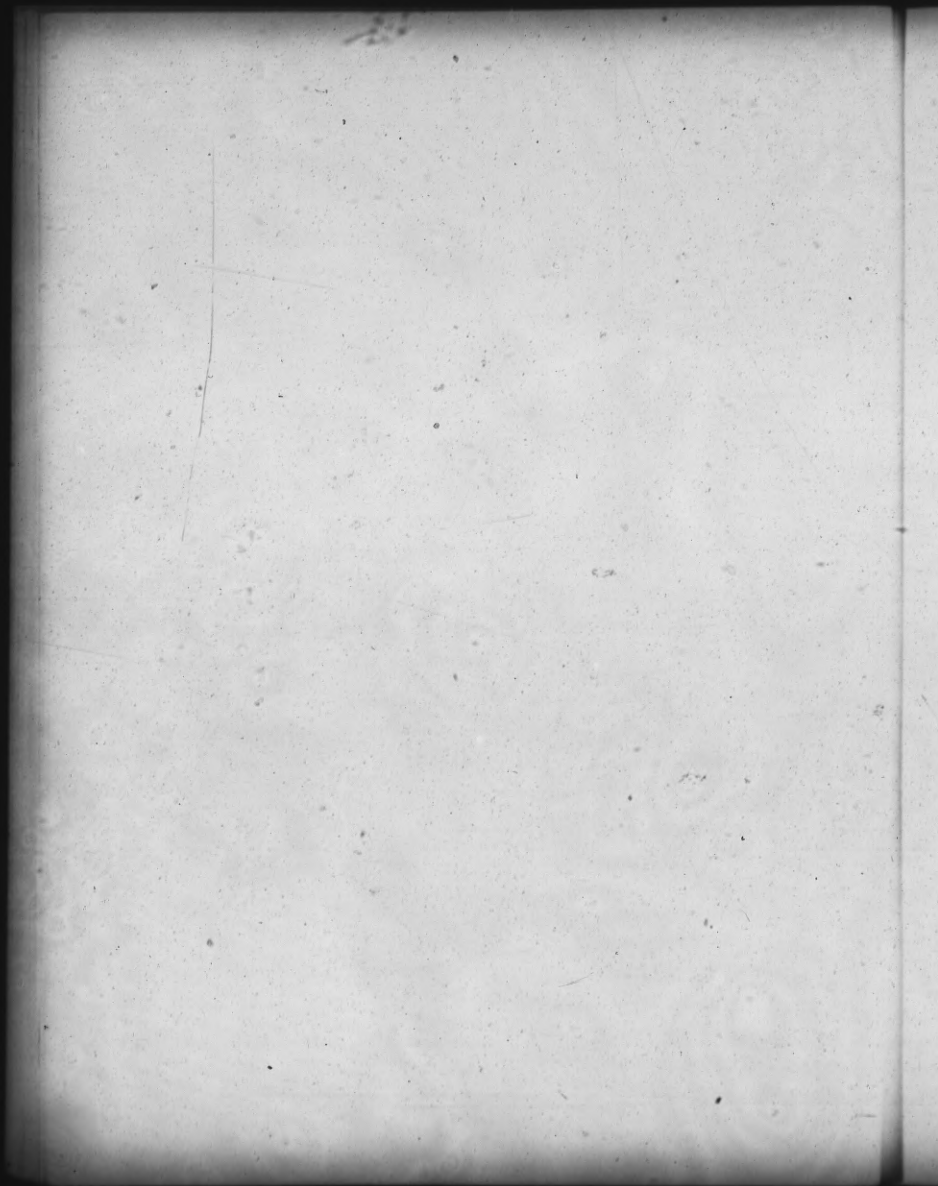


design study to reveal the development potential of this unique facility. While other means of implementation may be recommended, an urban renewal study permits the detailed investigation needed for these areas with the least cash outlay by the City.

2. Another small area needs investigation for renewal action to permit replanning undeveloped land between Stoneman St. and Bernal Heights Blvd. in the vicinity of Shotwell and Bocana Streets. This can be an appendage to the above study.
3. Consideration of the parking lot behind Mission Street businesses should be withheld for further study. Consultation with merchants and property owners and the parking authority in the course of detailed improvement planning as part of the FACE program is recommended.
4. The treatment of the Bernal Cut-Mission Street-foot of Dolores Street "gateway" area will be pursued within the City-wide urban design study.

Action Priority

The seven FACE areas have been numbered to suggest a sequence in which they might be undertaken. The first area was selected because it is the principal entrance-way to the bulk of the community and improvements here would have the strongest visual impact to residents and passersby. It also contains much of the oldest housing and higher density housing, an indication of need for action. Furthermore the improvements are relatively uncomplicated and design can proceed without



additional preliminary studies.

Areas 2, 3, and 4 all adjoin the urban renewal study area along the freeway, and all include street improvements which may involve assessment districts entailing cooperation and negotiation between property owners and the city. Although the sequence could be changed it would appear desirable to make each new area contiguous to the previous one. Area 5, due to its broad streets and ample green space and recreation facilities has less pressing need for attention.

Areas 6 and 7 are on the north slope of the hill where views and a more sheltered climate have contributed to a tendency toward self-renewal. FACE is needed here but the urgency of treatment is not as great as on the other slopes.

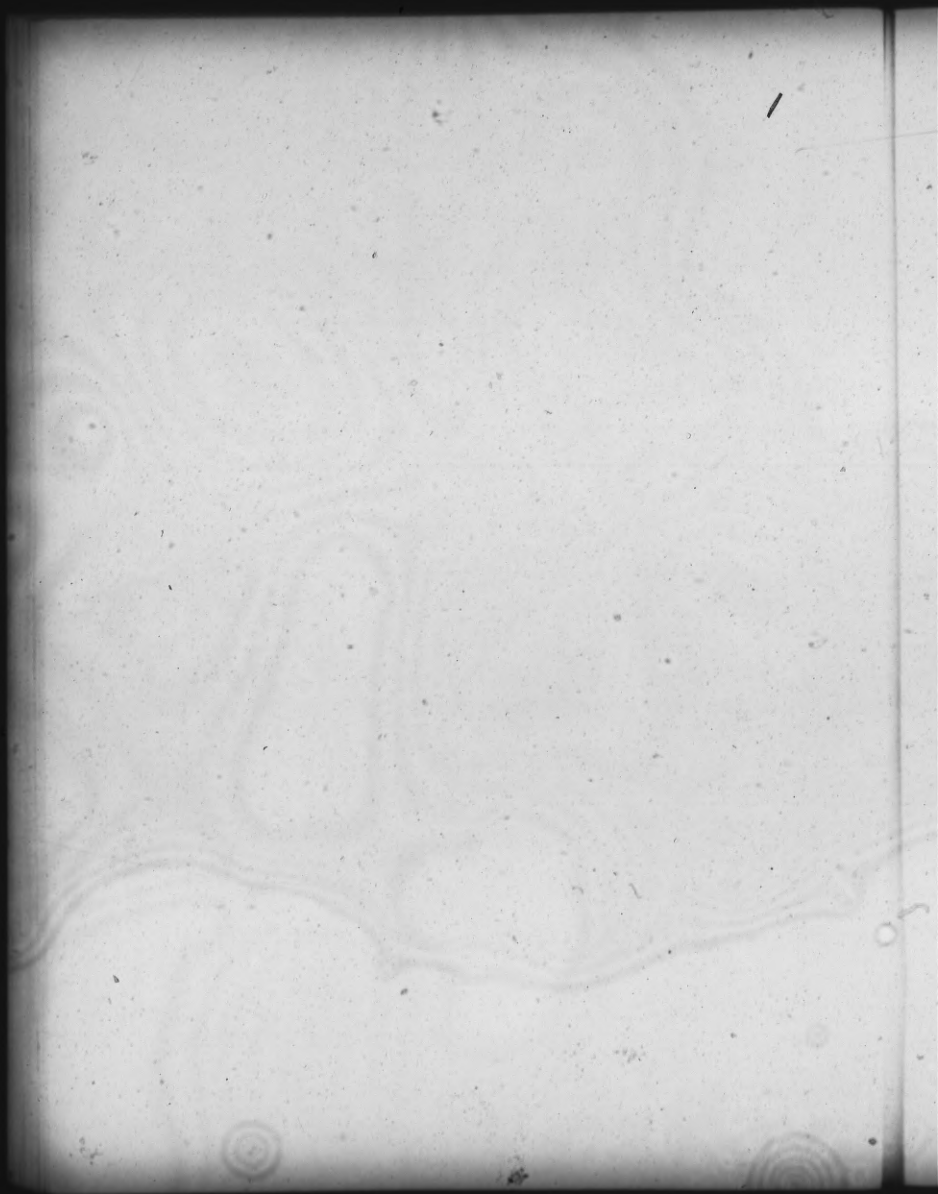


V RECOMMENDATIONS

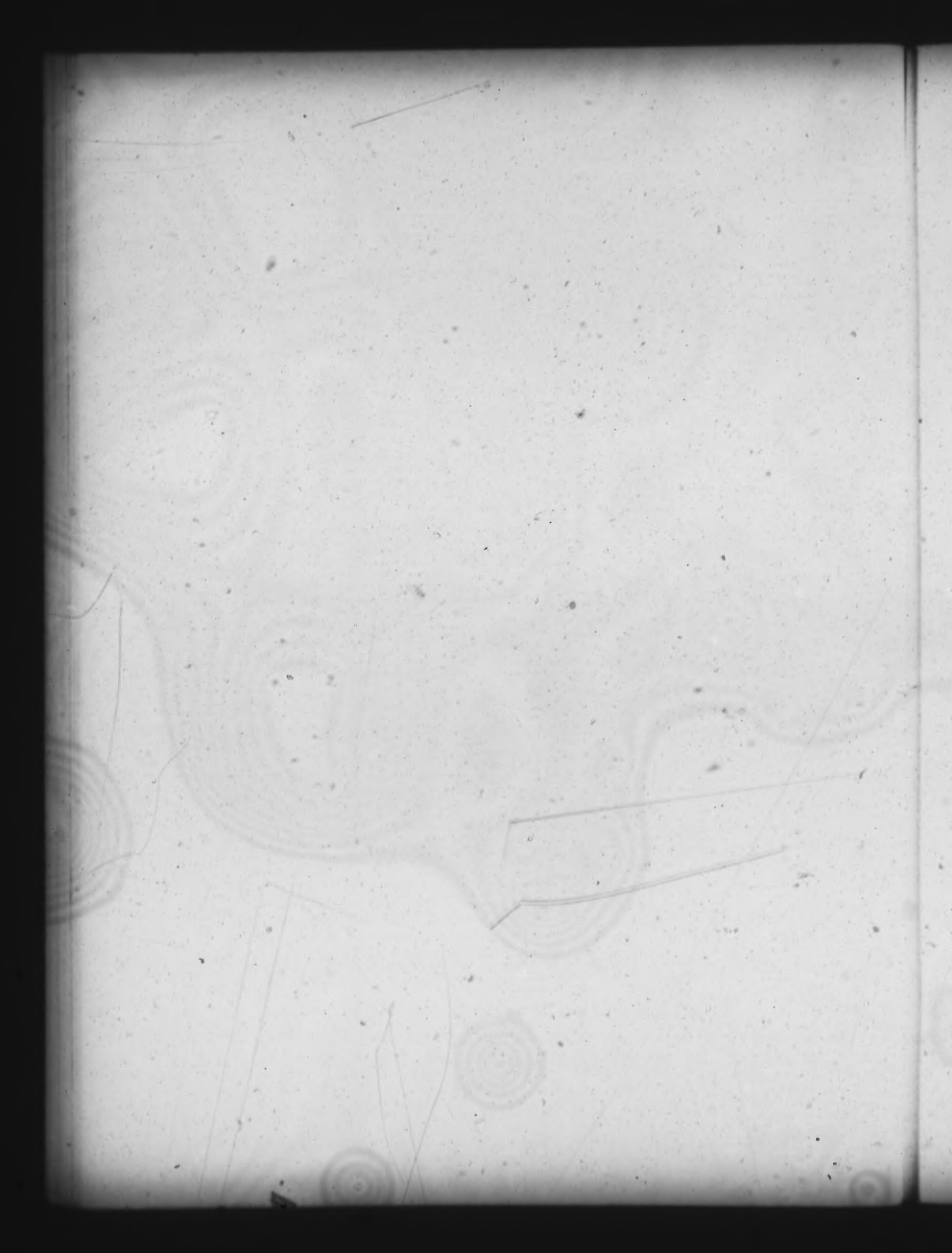
The N.I.P. proposes a modification and extension of the original plan prepared by the residents. Section IV, Implementation attaches a cost to this plan and suggests a sequence of action to make it a reality.

The details of these sections have not been reviewed by the City Planning Commission or the community. Following publication of this report the planning department recommends:

1. Review of the Neighborhood Improvement Program by the Bernal Heights Association and other interested groups in the community, including such presentations as may be necessary to acquaint the citizenry with the program and opportunity to make adjustments as warranted.
2. A public meeting before the City Planning Commission at which time the program as adjusted can be aired, and adoption of a resolution approving the program and declaring the Commission's intent to pursue implementation and periodic review of the program, and instructing the Department of City Planning to provide assistance in implementing the program and coordinating activities with other city departments.
3. Presentation of the program to the Board of Supervisors and requesting its endorsement, in principle, of the provisions embodied in the program.



First steps toward implementation need not await the completion of the process above; the Commission and Board of Supervisors have already approved application for a federal grant for FACE, Area I, with the prior approval of the community.



CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF CITY PLANNING

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**CODE ENFORCEMENT
FEASIBILITY STUDY
BERNAL HEIGHTS**

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CODE ENFORCEMENT FEASIBILITY STUDY
BERNAL HEIGHTS

Department of Public Works
City and County of San Francisco

November, 1968



FEDERALLY-ASSISTED CODE ENFORCEMENT

BERNAL HEIGHTS CONSERVATION AREA

CONSERVATION AREA BOUNDARY

PREPARED BY
DIRECTOR OF PLANNING
JANUARY 1968
CITY OF SAN FRANCISCO

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BERNAL HEIGHTS CODE ENFORCEMENT FEASIBILITY STUDY

INTRODUCTION

In May, 1968, the San Francisco Department of Public Works proposed that its Federally Assisted Code Enforcement (FACE) program be extended into three new neighborhoods. One of the proposed areas was in Bernal Heights, an older section with many run-down houses, small lots and narrow, winding streets.

Officials of Region VI of the Department of Housing Urban Development (HUD) had serious reservations about designation of Bernal Heights for code enforcement. Some thought the condition of the buildings was poor enough to render minimum code enforcement uneconomic; they suggested instead the broader public powers available under the Title I Urban Renewal Rehabilitation program. They also wondered if the Bernal Heights property owners would qualify for loans, and if their properties were overencumbered.

Two sources were used to answer the questions of HUD, and both are explained in this report. The first source was an extensive study made in 1960 by A. H. Schaaf, an economist from the University of California, and Leonard S. Mosias, an architect, specialist in rehabilitation. Mosias surveyed about 100 buildings in each of four San

Francisco neighborhoods and estimated both the cost of meeting minimum code requirements and of more complete rehabilitation. One of the neighborhoods investigated was Bernal Heights; thirty-two of the buildings surveyed were within the boundaries of the proposed FACE area, and the files on these thirty-two buildings were re-examined and analysed for this report. The other data source for determining the feasibility of FACE in Bernal Heights was a field inspection made of ten buildings in the proposed area by a team from HUD and the San Francisco Bureau of Building Inspection. The results of that survey, made in June, 1968, are also analysed and are compared with the findings of the earlier study.

SUMMARY OF SURVEY FINDINGS

1. The 1968 survey of ten buildings in Bernal Heights showed average code compliance costs of \$4672 per building and \$2748 per unit. One building had no code violations.
2. All interviewed owners appeared to qualify for FACE financial assistance. Eight would be eligible for loans, and one would probably be eligible for a combination loan, grant and mortgage refinancing.
3. FACE-initiated code enforcement appears to be feasible in all the ten surveyed buildings.
4. The most frequent code violations cited indicate that many houses in Bernal Heights have not been adequately maintained.
5. The cost of code-compliance was significantly higher for owner-occupied than for absentee-owned structures.
6. The 1960 Schaaf/Mosias report of "extended life" rehabilitation costs in the Richmond district corresponds closely with present experience in the Arguello Park FACE project.
7. The 1960 Schaaf/Mosias report estimates of "extended life" rehabilitation costs in Bernal Heights correspond closely with the estimates made in the 1968 survey in the same neighborhood.

1. THE 1968 BERNAL HEIGHTS SURVEY

When HUD officials questioned both the condition of buildings and the financial status of owners in Bernal Heights, they asked the San Francisco Bureau of Building Inspection to do a feasibility study, with complete inspections and financial interviews, for a sample of neighborhood buildings. The sample was chosen by HUD officials, who pointed out twenty-five structures they wished investigated. When the owners were telephoned, ten agreed to cooperate; Table I is a brief summary of the survey findings.

TABLE I
SUMMARY - 1968 BERNAL HEIGHTS SURVEY

Average repair cost per building.....	\$4672
Average repair cost per unit.....	\$2743
Average repair cost per room.....	\$ 563
Owner-occupancy.....	40%
Average units per building.....	1.7
Average rooms per unit.....	4.9
Average replacement cost per building.....	\$39,000

The following three tables provide a more detailed breakdown of the estimated costs of code compliance per structure, per unit and per room.

TABLE 2
CODE REPAIR COST PER BUILDING - 1968 BERNAL HEIGHTS SURVEY

<u>\$/Bldg.</u>	<u>#</u>	<u>%</u>	<u>Cumulative %</u>
\$ 0	1	10%	10%
\$1-\$3000	2	20%	30%
\$3001-\$5000	4	40%	70%
\$5001-\$8000	2	20%	90%
\$8001-\$11,000	0	0	90%
\$11,000 +	1	10%	100%
	<u>10</u>	<u>100%</u>	

Average - \$4672/Bldg.
 Median - \$3750/Bldg.
 Range - \$0 to \$11,050/Bldg.

TABLE 3
CODE REPAIR COST PER UNIT - 1968 BERNAL HEIGHTS SURVEY

<u>\$/Unit</u>	<u>#</u>	<u>%</u>	<u>Cumulative %</u>
0-500	1	6%	6%
501-1000	4	24%	30%
1001-1500	7	40%	70%
1501-2000	0	0	70%
2001-3000	0	0	70%
3001-6000	2	12%	82%
6001-9000	2	12%	94%
9001 +	1	6%	100%
	<u>17</u>	<u>100%</u>	

Average - \$2748/Unit
 Median - \$1108/Unit
 Range - \$0 to \$11,050/Unit

TABLE 4
CODE REPAIR COST PER ROOM - 1960 BERNAL HEIGHTS SURVEY

<u>\$/Room</u>	<u>#</u>	<u>%</u>	<u>Cumulative %</u>
0-300	57	59%	69%
301-500	0	0	69%
501-1000	11	13%	82%
1001-1500	6	7%	89%
1501-2000	4	5%	94%
2001-3000	5	6%	100%
	<u>03</u>	<u>100%</u>	
Average - \$563/Room			
Median - \$235/Room			
Range - \$0 to \$2,210/Room			

As in most San Francisco neighborhoods, building condition or maintenance seemed to have little relation to the assessed values of the ten surveyed structures, which ranged from \$2500 to \$7525. Lot assessments depended both on the land area and on factors related to potential future investment, such as zoning. Values assigned to the improvements on the lots were based on the size of the structure and on possible income derived from the property.

The amount of equity accrued by the owners of the ten properties was high; none would be ineligible for FACE loans because of overencumbrances. Three of the four owner occupants had no outstanding debts on their properties. Four of the six absentee owners also had clear titles, while the other two had outstanding loan balances of \$600 and \$29,000.

One owner was not available for the financial interview; another was not questioned, because his building had no code violations. Of the eight interviewed, seven were eligible for FACE loans, which would more than cover estimated repair costs. The eighth owner would probably be eligible for a combination of a loan, a \$3000 grant and refinancing up to the maximum of \$14,500 allowed for a single-family structure.

Table 5 reports the categories of violations found in the ten buildings surveyed. The most frequently needed repairs -- of electrical systems, interiors, plumbing and exteriors -- illustrate the character of many houses in Bernal Heights, which were not substantial structures and which have not always been adequately maintained. The violations cited least frequently or not at all, such as egress, parking and fire prevention, relate primarily to regulations enforced in apartment houses.

TABLE 5
CODE VIOLATIONS CITED IN THE 1968
BERNAL HEIGHTS SURVEY

	#	%
1. Electrical work	17	15%
2. Interior - paint, carpet, wall repair	14	14%
3. Plumbing repairs	11	10%
4. Exterior - paint, trim, roof, wall repair	11	10%
5. Handrails	8	7%
6. Windows, ventilation	8	7%
7. Gas, heating, vents	7	6%
8. Flues, chimneys	7	6%
9. Sidewalk repair	6	5%
10. Foundation repair	6	5%
11. Rat-proofing	4	3%
12. Fire prevention	3	3%
13. Yard, fence, retaining walls	3	3%
14. Kitchen	3	3%
15. Egress	2	2%
16. Rubbish, garbage, debris	1	1%
17. Illegal occupancy	0	0
18. Parking	0	0
19. Misc.	0	0
	111	100%

Table 6 illustrates a significant difference in the costs of code compliance for owner occupied and absentee-owned properties: Only 25% of the owner occupied units would cost less than \$1500 to bring into compliance, while 84% of the income-property units would cost less than \$1500 to repair.

TABLE 6
REPAIR COST PER UNIT - 1968 BERNAL HEIGHTS SURVEY
COMPARISON BETWEEN OWNER-OCCUPIED AND
INCOME PROPERTY

\$/Unit	Owner-Ucc.			Income Property		
	# Units	%	Cum. %	# Units	%	Cum. %
0-500	1	25%	25%	0	0	0
501-1000	-	-	25%	4	31%	31%
1001-1500	-	-	25%	7	53%	84%
1501-2000	-	-	25%	0	0	84%
2001-3000	-	-	25%	0	0	84%
3001-5000	2	50%	75%	0	0	84%
6001-9000	-	-	75%	2	16%	100%
9001 +	1	25%	100%	0	0	100%
	4	100%		13	100%	

II. THE SCHAAF/MOSIAS STUDY

The 1960 Schaaf/Mosias Report estimated the feasibility of rehabilitation in four neighborhoods, Excelsior, Richmond, Haight-Ashbury and Bernal Heights. Before those estimates can be used to justify FACE in Bernal Heights, an investigation of the validity of the report is necessary.

The survey of the Richmond district was used to help justify designation of a section of that neighborhood as the Arguello Park FACE project. After twenty months of experience in that project, a comparison is possible between the actual cost of code enforcement in Arguello and the costs projected by the Schaaf/Mosias study.

The 1960 study estimated both "minimum code compliance" and "extended life rehabilitation". Because of increased stringency in minimum codes adopted in San Francisco since 1960, the projections for "extended life" costs were used for comparison and were updated to 1968 using the Boeckh Index of Dwelling Unit Construction Costs.

TABLE 7
COMPARISON OF SCHAAF/MOSIAS STUDY WITH
EXPERIENCE IN ARGUELLO PARK FACE AREA, 1968 DOLLARS

	S/M-Richmond	Arg. Park-FACE
Average/Bldg.	\$2743	\$2667
Range	\$183 to \$11,907	\$0 to \$10,000
Average/Unit	\$1503	\$1188
Range	\$51 to \$10,480	\$0 to \$10,000

Examination of Table 7 indicates that the 1960 estimates of cost per building correspond closely with present experience, although the range of costs is slightly more narrow within the FACE project. The actual cost per unit is higher, but the Schaaf/Mosias study included a larger proportion of multi-unit buildings and therefore had a smaller average cost per unit. The overall close correspondence between Schaaf/Mosias estimates and current experience tends to confirm the validity of their survey in the Richmond district.

Table 8 compares the 1960 Schaaf/Mosias estimates for thirty-two buildings within the proposed Bernal Heights FACE area with the estimates derived from the 1968 ten-building survey within the same boundaries. The average costs correspond almost exactly, although the Schaaf/Mosias study costs are slightly higher because the figures are averaged from a wider range. The 1960 study may be more representative of the proposed FACE neighborhood (Table 9), in which 92% of the residential and mixed structures have one or two dwellings, and the buildings average 1.4 units each.

TABLE 8
COMPARISON OF SCHAAF/MOSIAS STUDY WITH
1968 BERNAL HEIGHTS SURVEY, 1968 DOLLARS

	<u>1960 S/M-B.Hts.</u>	<u>1968-B.Hts.</u>
Repair Cost/Bldg.		
Average	\$5170	\$4572
Median	\$3227	\$3750
Range	\$0 to \$33,724	\$0 to \$11,050
Repair Cost/Unit		
Average	\$2825	\$2748
Median	\$2580	\$1108
Range	\$0 to \$16,862	\$0 to \$11,050
Repair Cost/Room		
Average	\$589	\$563
Median	\$390	\$235
Range	\$0 to \$3066	\$0 to \$2210
Average Replacement Cost	\$25,145	\$39,000

TABLE 9
STRUCTURAL COMPOSITION OF
SURVEYED BUILDINGS

	<u>1960 S/M-B.Hts.</u>	<u>1968 B.Hts.</u>
Total Buildings	32	10
Average units/bldg.	1.5	1.7
Average rooms/unit	4.8	4.9
% 1-2 unit bldgs.	97%	30%

III. CONCLUSIONS

Rehabilitation to code standards is considered a sound, or economic, investment if increased expenditure for repairs results in a proportionately increased return. Absentee owners usually estimate their potential return from a rehabilitated structure by judging the amount of increased rental income such repairs would justify. Home-owners usually measure the feasibility of investment in code-required repairs by the potential increase in value, or market price, of their house. Judged by either of these standards, increased rental income or higher market value, rehabilitation to San Francisco code standards is feasible in Bernal Heights.

HUD officials thought that a survey might reveal a high proportion of buildings deteriorated enough to make demolition the only practical choice for Bernal Heights property owners. However, both the 1968 and the 1960 surveys indicated that although code compliance costs might be relatively high, compared to present FACE areas, repair work would be a sound investment in the vast majority of cases.

HUD officials also wondered if Bernal Heights property owners would be ineligible for loans because of insufficient equity. The 1968 survey showed that all owners interviewed would be eligible, and more than half had no outstanding debts on their properties.

Another factor possibly overlooked by HUD is the non-economic element of the neighborhood beautification and stabilization initiated by FACE. Many home-owners have an attachment to their houses and will invest money for code repairs, even though their investment might not meet any criteria for proportionately-increased value. Their home improvement expenditures might seem irrational to an economist, but visible signs of comprehensive improvement often provide them with emotional impetus far stronger than financial considerations.

CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF PUBLIC WORKS
NOVEMBER, 1968

Department of Public Works

S. Myron Tatarian, Director

Alfred Goldberg, Superintendent, Bureau of
Building Inspection

Bernard A. Cummings, Chief, Property Conservation
Division

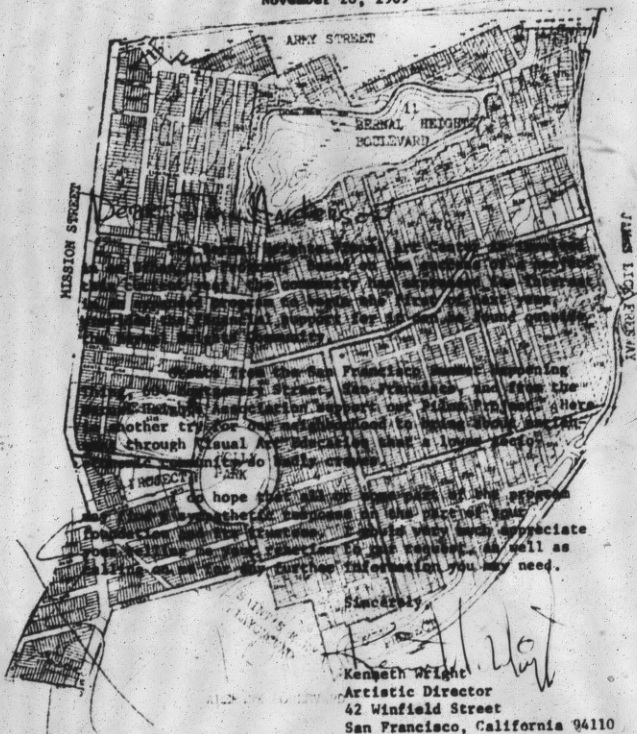
Inspections and interviews were conducted by the following:

Bureau of Building Inspection: Building, Plumbing
and Electrical Inspectors

Real Estate Department: Real Property Loan Officers

This Report was prepared by Judith Lynch, Assistant City
Planner, under the supervision of Richard E. Gamble,
Senior City Planner, San Francisco Department of City
Planning.

November 20, 1969



Sincerely,

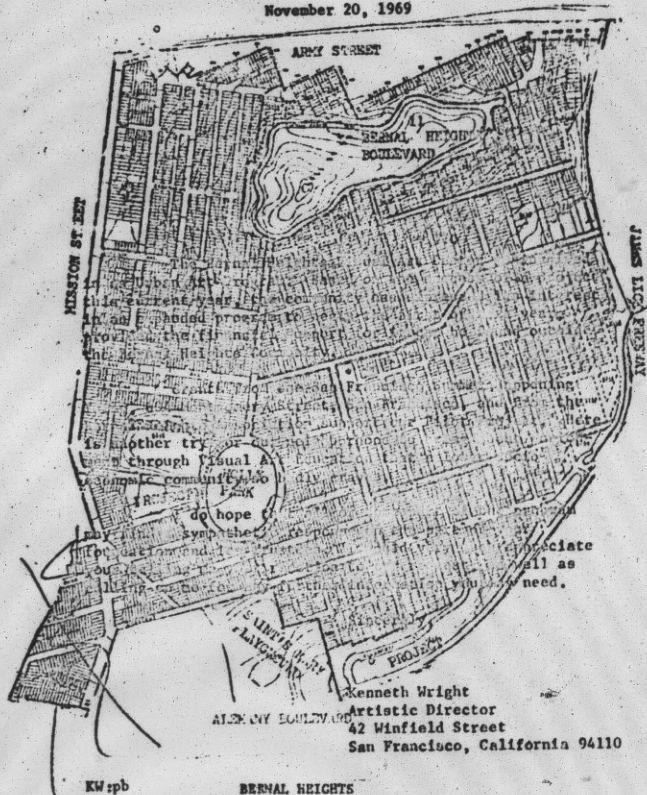
Kenneth Wright
Artistic Director
42 Winfield Street
San Francisco, California 94110

KW:ph

BERNAL HEIGHTS

824-1658

November 20, 1969



Kenneth Wright
Artistic Director
42 Winfield Street
San Francisco, California 94110

The San Francisco Unified School District has never provided us with a Children's Center -- WE MUST DO IT OURSELVES!

NEIGHBORS UNITE -- FOR OUR OWN COMMUNITY CENTER

Now We Have:

A VISUAL ARTS PROGRAM --

- * will imitate the art colleges and universities from 3:30 p.m. to 9:00 p.m.
- * For ages 2 to 16 yrs and 16 yrs to 22 yrs
- * The art activities that we want: drawing, painting, silk-screen, textile design, oils, photography, dramatics

A CHILD DAY CARE CENTER

- * An all-day, pre-school program from 7:30 to 6:00 p.m.
- * For children from 2-1/2 yrs to 6 yrs
- * Mothers will be fully paid teachers

WE WANT OUR CHILDREN TO HAVE A GOOD EDUCATIONAL PROGRAM

For more information drop a card or letter to:

Kenneth Wright
336 Elsie Street
San Francisco, California

LOOK IN THE NEWSPAPER "DOCK OF THE BAY" AND THE "S.F. PROGRESS" FOR OUR NEXT MEETING TIME AND PLACE

published by bernal heights visual arts center

printed by neighborhood arts program/san francisco art commission

THE BERNAL HEIGHTS CHILDRENS CENTER

The Bernal Heights Childrens Center is a non-profit corporation organized by members of the immediate community and intended to fulfill some of the urgent needs of the neighborhood.

The Center will provide:

1. A Day-Care Center for Pre-School Children from low and middle income families whose parents are either working or attending school;
2. A program to train parents in the guidance of young children in their homes. This will expand the enrollment of the on-site program.
3. An after school program coordinated with the Visual Arts Program for children to 14 years of age.
4. An evening program in the Visual Arts Program designed to recapture lower socio-economic drop-outs and motivate them to continue with their education.

These facilities are described in greater detail below. An additional objective of the Center is to encourage the active participation of the Bernal Heights residents in the welfare of their community. The real effectiveness of the above facilities depends to a large extent upon our ability to help the people who use them to become involved. The Childrens Center will also serve as a base of community action. The Center will be structured in a way calculated to stimulate that involvement.

Bernal Heights is a family residential district. It is integrated racially and ethnically at all levels in a particularly unique way. There are Blacks, Whites, Orientals, and a large Spanish-speaking population. Architecturally and geographically the area is one of the most interesting in the city.

The Bernal Heights Community embraces approximately 600 acres, 7,000 houses and 22,000 people. There are all the problems found in all major cities. The area is located south of the Mission District and its major physical element, Bernal Hill, defines the end of the "Inner Mission."

Bernal Heights is bounded roughly by Army Street on the north, Mission Street on the west, and the Southern and James Lick Freeways on the south and east. It includes Precita Valley, Holly Park and St. Mary's Park as sub-districts. This proposal can be applied in various communities throughout the city to improve the neighborhood. Improvements are dependent upon funds provided by private foundations, Federal and State aid programs.

There are no Child Care Centers in the area. There are no educational facilities for school drop-outs.

On June 30, 1969, the Bernal Heights Creative Arts Center conducted an opinion survey throughout Bernal Heights. At that time it was estimated that approximately 48% of the families with working mothers had need for a pre-school program and that about 10% of the families would like some kind of pre-school program. Officials of the social services are unanimous in stressing the great city-wide need for more day-care facilities. This proposal is being presented to provide funding for a day-care center.

The facilities purchased are such that they can be used for an additional program without interfering with the function of the day-care activities. This will allow a center that will provide a full complement of visual arts activities for children of the Day-Care Center through age 14. The Visual Arts Program is presented in detail in another part of this proposal.

The general community feeling is that the City should bring the building up to code as it should have done long ago.

History and Structure

The Childrens Center originated in the Spring of 1969. It developed from an idea created by Kenneth and Marcella Wright, and their neighbors of Winfield, Elsie and Prospect Streets in the Bernal Heights area. At that time the Wrights converted their basement into an art studio for young people from poor areas throughout the city.

Young people from the area began to make use of the available facilities. They were followed by their parents. The parents became involved in the activities of the teaching studio. They worked on upkeep of the basement and took the children on field trips. They observed their children's creative work. Their own perceptions grew as they took advantage of learning opportunities to which they had never been exposed.

In August, the parents decided to expand the program and its facilities. They proposed use of the abandoned property owned by the Water Department. Young people gathered 3,000 signatures on a petition in favor of renovating the structure. A survey was made to determine what the parents felt their children needed in order to grow and thrive in a multi-racial, lower socio-economic community.

Mr. John C. Lilly, Director of the Public Utilities Commission's Utilities Property Management Bureau, has agreed to lease the building at 336 Elsie Street rent-free, with the proviso that the building would be brought up to code by the Bernal Heights Visual Arts Center.

The Visual Arts Center was established and incorporated as a non-profit corporation under the rules and regulations of the State of California, No. 589406.

On September 28, 1969, an Enrollment Day Fair was held on the grounds of the property to raise funds for the renovation of the abandoned building which would house the proposed childrens center. 1600 residents attended the fair.

Parent Advisory Committee

A Parent Advisory Committee which is presently functioning in the Bernal Heights community will help to insure continuation of the program by exerting pressure to continue the program, etc. Also, this committee is educational in nature and provides an opportunity for parents to get together and discuss their children, their mutual problems, etc.

Day-Care Center

Since community participation is vital to the development and continuing growth of the child care center, an intensive training program will be set up whereby interested persons can establish licensed facilities in their own homes, enabling the center to branch out into all areas of this multi-racial community and giving as many children as possible the opportunity to express themselves.

The Day-Care Center is intended to provide a safe and stimulating environment with an emphasis on creative expression and visual arts for pre-school children aged 2 through 6 whose parents work during the day or, for any other reason, are unable to give their children adequate supervision.

The need for such a facility has already been emphasized. The current project will not meet the need in full. It is planned to have space for 21 children whereas 200 have already been enrolled. Priority will be given to those children whose parents need the service most. The majority of these children will be from low income families. A limited number of children from middle income families will be enrolled to maintain a balance. Fees will be set according to a families' ability to pay. (See Fee Schedule on the following page.)

The following fee schedule is based on net income on how much the family actually has left from a pay check or training allowance after all taxes and work expenses are taken out.

Parents are eligible to the day-care center when they are working, receiving a welfare grant and also engaged in work or educational training program. Regardless of the parents' plan, children are eligible if they live in a poverty area and need to learn English, or if they are considered children in need of protective services. The Federal regulations include all families as eligible if they are past, present or potential welfare recipients in the two categorical aids of Aid to Families with Dependent Children and Aid to the Totally Disabled.

NET	1 Dependent	2 Dependents	3 Dependents	4 Dependents	5 Dependents	6 Dependents **
To -300.	0	0	0	0	0	0
\$300.-350.	5	0	0	0	0	0
350.-400.	10	5	0	0	0	0
400.-450.	15	10	5	0	0	0
450.-500.	20	15	10	5	0	0
500.-550.	25	20	15	10	5	5
550.-600.	30	25	20	15	10	10
600.-650.		30	25	20	15	15
650.-700.			30	25	20	20
700.-750.				30	25	25

Net Income is figured by deducting all work expenses - transportation costs - cost of child care other than the day-care center, union dues, tools, educational or training expenses, and any unusual expenses required for employment. All involuntary deductions, such as income tax withholding and retirement, etc., are taken off the gross income and a flat \$25.00 cost of work or training is also taken off as this is considered an allowance for incidentals.

Any unusual medical and dental bills may be allowed where no other resource was available to the family.

Consideration is also being given to inclusion of health services, e.g. public health nurse, doctor, etc. This will be explored further to see what services may already be available in the community.

Staff for the Center will include a Master Teacher, 2 full-time Teachers, and 4 part-time Assistant Teachers. A part-time Social Worker will work directly with families; staff and agencies will coordinate the Center's program for parents. A parent community will function as a representative of parents in developing parent involvement in the Center. The Cook and Cook aide will provide nutritious meals and work with parents and staff in developing a nutrition program which reaches families. Additional staff will include a Janitor and Secretary. The staff will be selected from members of the community to the greatest extent possible.

Master Teacher Qualifications:

1. Ability to organize, staff and initiate program;
2. Educational training in child development with emphasis on the Pre-school child;
3. Administrative experience in an educational institution;
4. Minimum of 3 years experience working with young children; and
5. Ability to work easily with parents of the community.

Master Teacher Functions:

1. Organization of Program;
2. Recruitment of staff (subject to Board's approval);
3. Recruitment of volunteers within the community;

(** If there are any questions about the above schedule, contact Doris Fahn at the Social Service.)

4. Purchase of equipment and supplies;
5. Supervision and coordination of all staff and services;
6. Arrangement of staff schedule; and
7. Developing an educational program with Assistant Teachers to meet the unique needs of these particular students.

Teacher Qualifications:

1. Experience working with pre-school children;
2. Educational background in child development and psychology;
3. Relate well to young children; and
4. Work easily with parents and members of the community.

Teacher Functions:

1. Responsible for group of children in her care;
2. Provide activities to develop motor skills, language experiences, creative expression; and
3. Develop unique creative programs for children in her care.

Teacher Assistants Qualifications:

1. Interest in young children; and
2. Work easily with parents and members of the community.

Teacher Assistants Functions:

1. To provide assistance to teacher; and
2. To work with small groups of children on a one-to-one basis.

Social Worker Qualifications:

1. Educational background in Social Welfare; and
2. At least 2 years experience serving in a social agency or community self-help program.

Social Worker Functions:

1. Work with total staff in assisting families of the Center in seeking solutions to problems;
2. Encourage maximum parent participation in program;
3. Work directly with families; and
4. Establish and maintain lines of communication with all social service agencies available in the city.

Parent Community Worker Qualifications:

1. Community person.

Parent Community Worker Functions:

1. Develop maximum parent involvement.

Secretary Qualifications:

1. Member of the community; and
2. Secretarial and bookkeeping skills.

Secretary Functions:

1. Keep registers of attendance;
2. Handle correspondence;
3. Assist with bookkeeping; and
4. Receive parents and visitors.

Cook Qualifications:

1. Member of the community; and
2. Knowledge of nutrition and ability to cook.

Cook Functions:

1. Prepare all food; and
2. Develop program of assisting and involving parents in nutrition knowledge.

The responsibilities of the Janitor will be similar to those of comparable employment. He must get along with young children.

Day-Care Center Program

- 7:00 - 8:30 a.m. Children arrive at Center
- 8:30 - 9:00 a.m. Breakfast
- 9:00 - 10:00 a.m. Arts and Crafts Activities
- 10:00 - 11:00 a.m. Snacks, free play, trips and walking excursions
- 11:00 - 12:00 a.m. Quiet time - stories, songs, music, and clean-up
- 12:00 - 12:30 p.m. Lunch
- 12:30 - 1:00 p.m. Wash-up
- 1:00 - 3:00 p.m. Nap or quiet rest time
- 3:00 - 3:30 p.m. Snack period
- 3:30 - 4:30 p.m. Free arts and crafts activities, inside or outside
- 4:30 - 5:30 p.m. Creative play
- 5:30 - 6:00 p.m. Stories and free play

Eligibility Criteria

To be enrolled, the family must meet each of the following requirements:

1. Residence in Bernal Heights for at least six months;
2. To be a member of a one parent family, or family where the total gross income is within the fee schedule used by the Center;

3. Have a child between the ages of 2 and 6. Older 2 year olds will have first preference;

4. Indicated willingness to be involved in the Center's program; and

5. Only a limited number of families with more than 2 eligible children.

Preference will be given where:

1. The initial enrollment form was submitted earliest; and

2. The family has previously participated in the Center.

Description of criteria to be used (the families accepted must meet one of the following criteria):

A. Family

1. Is a member of a family where both parents work, and where the mother's employment is depended upon for income;

2. Is a member of a one-parent family, where subsistence depends on the availability of that parent to work;

3. Is a member of a family where income is dependent on the availability of the mother for a training program in which she is enrolled;

4. Is a member of a family receiving welfare, where available employment is possible only if child care is provided; and

5. Is a member of a family where no parent is physically or mentally available to offer care for the child, and no other help is available.

B. Child (If in addition to A, any of the following are true, preference will be given):

1. Child is an only child who has no available adult desiring to provide attention and care, and no other opportunity to be with other children;

2. Child is a member of a large family, where there is no possibility for individual attention, and the child shows lack of attention;

3. Child is frequently left with any one who is available, and care received is generally inadequate or detrimental; and

4. Where it is highly indicated that participation in a group program would be significant to the development of the child.

Bernal Heights Visual Arts Center
Budget for six (6) months for 20 children
DAY-CARE

Staff

1 Director at \$1,000 a month X 6	\$6,000.00
1 Master Teacher at 850.00 a month X 6	5,100.00
1 Teacher at 700.00 a month X 6	4,200.00
4 Teacher Assistants full-time 2.50/hr, 40 hr. wk.	9,600.00
1 Social Worker part-time at 300.00 a month X 6	1,800.00
1 Parent Community Worker part-time 300.00 a month X 6	1,800.00
1 Cook-Nutrition Educator full-time 600.00 a month X 6	3,600.00
1 Cook Aide full-time 2.50/hr. X 40 hr. wk. X 6	2,400.00
1 Janitor at 500.00 a month X 6	3,000.00
1 Secretary at 600.00 a month X 6	3,600.00

Total: \$41,100.00

Medical Staff - Doctor on call or use Emergency Hospital

Public Nurse

5% increment	\$2,055.00
12% fringe benefits	

Consultation and Training

Staff and a Parent Counselor	250.00
Staff training and materials	300.00

Travel

Children's field trips	500.00
Staff travel: 100 miles X 6 months at 10¢ a mile	100.00

Transportation is needed to service child center 5,000.00

Consumable Supplies

Classroom supplies: crayons, paste, paper, etc.	520.00
office supplies 50/month X 6	300.00

Nutritional supplies

One meal and snacks at \$1.10 per day X 6 months for 20 children	5,500.00
---------------------------------------------------------------------	----------

Janitorial supplies 50/month X 6 300.00

Equipment and Rental

Indoor and outdoor equipment	6,000.00
Renovation of building	17,821.39
Contractor/Engineer Fee	500.00

Other Costs

Telephone at 80.00 a month X 6	480.00
Postage at 24¢ per child X 6 X 20 children	28.80
Insurance at 120.00 a month X 6	720.00
Utilities (garbage, etc.)	1,200.00

Fixed office equipment

Postage scale	30.00
1 filing cabinet	75.00
1 filing cabinet	65.00
1 filing cabinet	32.00
2 cameras polaroid for classroom at 60.00	120.00
2 Kodak instamatics at 21.00	42.00
1 paper cutter	7.00
1 overhead projector	275.00
1 tape recorder	250.00
1 executive desk modular	196.00
1 desk	135.00
1 secretarial desk	150.00
1 executive swirl chair	49.00

2 posture steno chairs at 19.00	38.00
25 side arm chairs	525.00
100 metal folding chairs	400.00
1 portable chalkboard	23.00
3 metal trash cans at 6.00	18.00
5 wastebaskets at 3.00	15.00
2 electric typewriters at 365.00	730.00
1 adding machine	250.00
1 mimeograph machine	380.00
2 ditto machines at 250.00	500.00
1 filmstrip projector	90.00
2 record players at 100.00	<u>200.00</u>

Total budget for 6 mo: \$85,215.19

We are requesting 25 % of the buget to be matched by HEN in the amount of 75%.

A PROPOSAL BY THE BERNAL HEIGHTS
VISUAL ARTS EDUCATION CENTER

I. Summary

An Artist in residence at B.H.V.A. Center.

Teaching studios in our neighborhood.

Teaching and fostering the fine arts in a multi-racial but primarily lower socio-economic community.

The Purpose

To provide facilities for creative and graphic artistic expression for students in an inter-racial environment that will lead to a greater appreciation of other races and ethnic groups.

- A. Art to stimulate child for self-fulfillment through artistic and creative play.
- B. Art to encourage school-type activities thereby reinforcing school experience.
- C. Art as therapy and instrument of self-development among our lower socio-economic people.
- D. Art methods to RECAPTURE lower socio-economic DROP-OUTS and to MOTIVATE them to go on with their educations.
Recognition of the importance of compulsory education to a healthy society.
- E. To enlarge the opportunity and dreams and aspirations of this lower socio-economic urban poverty area.
- F. Community use of building and the services of the artistic Director for Educational Programs for developing Community Needs.
- G. To provide a flow of lower socio-economic people and ideas from the Bernal Heights Neighborhood to colleges and art institutes and for students and faculty from the colleges back to the Bernal Heights area.
To stimulate these impoverished and minority urban people to enter the mainstream of artistic expression in America.

The Program

The program is an extension of one carried on by Kenneth and Marcella Wright and their neighbors on Winfield, Elsie and Prospect Streets in the Wright basement begun last Spring (1969). At that time, the Wrights converted their basement into a studio for young people.

The program is planned around the concept that the most effective way to teach art and to foster the values of art is to provide a place where working artists will share their interests and activities with urban poor young people, encouraging these young people to join with them in making works of art of value to this lower socio-economic community.

Workshop or teaching studios will be set up in store fronts on Mission and Cortland which would be recognized by the individual, his family and his community. Each teaching studio would be staffed by three or perhaps more urban poor young artists. We need a functioning studio where they would work on their own art with their specific goals.

The artist-teachers would do this:

1. Provide a working atmosphere.
2. Provide space and materials which all are welcome to use.
(from Wright's summer program--Parents watched their children create fine work and their own perceptions grew and they took advantage of learning opportunities they themselves never had.)

Developing a community: The program is structure in a way calculated to stimulate that involvement. Visual Arts Education.

Faculty

The young artist-teachers participating in the program would come from the Bernal Heights Visual Arts Center first. Second, among recent M.F.A. graduates who have shown a strong and genuine interest in teaching in lower socio-economic communities.

Facilities

Each teaching studio would be planned to provide space, equipment and materials centering on one or two chief media. These might be in painting, drawing and silk-screen or block printing, ceramics and simple sculptural media, photography and filmmaking. The studio would be open afternoons six days a week for students aged from 12 through 18, and five evenings per week for high school students (dropouts). It would be open all day Saturday.

Teaching Methods

It would be recognized that many of the students would participate only on a casual drop-in basis. However, for the day-care kind of involvement five days a week, appropriate classes will be instituted. Relating the learning of certain skills, i.e. language arts, arithmetic, reading, to reality of their community. Advice and care leading to authentic human relationships between the young artist-teachers and the lower socio-economic community.

Community Participation in Center and Teaching Studio

Teaching studios will be integrated into pre-existing visual arts environment. These teaching studios are conceived as places where the community can come to a realization and communication of its ideals through visual art education. Community groups and interested persons would be involved in every possible way in locating, planning for and working in the studios.

Conditions

There are a number of conditions which form the criteria for a hospitable visual arts environment for a teaching studio to insure any likelihood of success. The conditions are:

1. Some previous history of art project development in the neighborhood.
2. One or more neighborhood co-sponsoring organizations or groups which reflect attitudes prevalent and which may provide some physical needs.

The Bernal Heights Visual Arts Center would function as the resource of artists and art experience, working with the community to achieve expression of community needs and goals.

The Bernal Heights Visual Arts Center will operate as an interim educational agency for five years to up-grade present educational levels. A research program whose essential goal is to enhance public support through the public school system.

The Bernal Heights Visual Arts Center would operate for a period of one year with a budget of \$74,066.80 to be spent on supplementing cost where necessary for:

1. Work shop space
2. Equipment
3. Salaries of work shop personnel
4. Visiting artists and instructors whose presence would augment teaching capacities.
5. Scholarships to be spent covering half a school year including tuition, materials, and living expenses of five students.
6. Part-time evening and Saturday scholarships for high school drop-outs and working students for impoverished and minority youth

The Budget

Location: 336 Elsie Street, San Francisco, California 94110	
Utilities - (\$200.00 a month)	2,400.00
Remodeling, carpentry, plumbing	7,000.00
Equipment, depending on the media, up to	2,000.00
Materials, depending on the media, up to	5,000.00
Faculty salaries, 3 at 8,500.00	25,500.00
Transportation (Artist field trips 75 X 6; Staff travel 110 miles at 10¢ a mile)	450.00
Miscellaneous	600.00
Administrative costs	5,000.00
fringe benefits at 12 1/2%	12,763.40
5% increment	4,881.70
Secretary at 500.00 a month X 12	6,000.00
Telephone 80.00 a month X 12	960.00
Postage 24¢ per child a month	152.64
Insurance at 120.00 a month X 12	1,440.00
ESTIMATED TOTAL:	\$74,066.80

BY-LAWS
OF
BERNAL HEIGHTS VISUAL ARTS CENTER

Principal Office:

The principal office for the transaction of business of the Corporation is hereby fixed and located at 386 Elsie Street, San Francisco, California.

By-Laws

There shall be one class of membership consisting of all the residents of Bernal Heights and other communities within the city of San Francisco who wish to join and support the aims and objectives of this corporation.

ARTICLE I

OUTLINE OF GOVERNMENT AND MANAGEMENT

Section 1

Over-all policy, control and administration of the corporation shall be vested in the Board of Directors and in any committees which the Board may create.

ARTICLE II

DIRECTORS AND OFFICERS

Section 1

NUMBER - The Board of Directors shall consist of not more than seven (7) members, five (5) adults and two (2) teenagers.

Section 2

ELECTIONS - At each annual meeting of the Board of Directors, as many as seven (7) Directors shall be elected from nominees submitted by any Director. Directors shall be elected by a majority vote of the full Board of Directors. "Full Board of Directors" means the authorized number of Directors less any vacancies. Any Director may be re-elected.

Section 3

TERM OF OFFICE AND VACANCIES - Each Director elected at the annual meeting shall be elected for a term of one (1) year, or until a successor is elected. In case of a vacancy on the Board of Directors, a replacement may, at any time, be nominated by any Director and elected by a majority of all the remaining members. Such vacancy election is permissible even though all the remaining members constitute a number less than a quorum. Such Director, chosen to fill a vacancy on the Board, shall serve until the next annual meeting, or until a successor is elected.

Section 4

REMOVAL - A Director may be removed for good cause by the Board of Directors. Missing three (3) meetings in succession without notified excuse constitutes good cause. A majority of the full Board of Directors shall be required for such action.

Section 5

OFFICERS - A. The Directors shall elect as officers of the corporation from among themselves a Chairman, First Vice-Chairman, Second Vice-Chairman, Secretary and Treasurer. The election shall take place at the annual meetings after the election of the Directors. Any two (2) offices, except those of Chairman and Secretary, may be held by the same person.

B. The Chairman shall preside at all meetings of the Board of Directors and act in cooperation with the other officers and with committees as found necessary or desirable.

C. The vice-chairman shall act in lieu of the chairman in the event of the latter's absence or inability to serve. The second vice-chairman should act to stimulate curriculum.

D. The secretary and treasurer shall perform the usual duties of such offices.

ARTICLE III

Section 1

ANNUAL MEETING - The Board of Directors shall meet each year in the month of May, first Tuesday, for the purpose of electing Directors and Officers and for conducting any other business. The time and place of each annual meeting shall be set by the President of the Board of Directors. At least seven (7) days before the date of the annual meeting, notice of such meeting containing the time and place, shall be mailed to all Directors by the Secretary or other person designated by the President of the Board of Directors.

Section 2

SPECIAL MEETINGS - Special meetings of the Board of Directors shall be called by the President when he deems necessary or upon written request of three (3) Directors. Notice of the time, place and purpose of such special meeting shall be given to each Director orally or in writing at least twenty-four (24) hours prior to such meeting.

Section 3

QUORUM - Five (5) Directors shall constitute a quorum. A majority of the Directors present shall be required for official action, unless a greater or lesser number is required for a specific act in the Articles of Incorporation or By-Laws.

ARTICLE IV

AMENDMENTS

Amendments to these by-laws may be proposed at any meeting of the Board of Directors. A majority of the Full Board of Directors shall be required for amendment. The By-Laws may be amended at any time with the written consent of the majority of the Full Board of Directors.

KNOW ALL MEN BY THESE PRESENT:

That the undersigned Secretary of the Corporation known as the BERNAL HEIGHTS VISUAL ART CENTER, does hereby certify that the above and foregoing By-Laws were duly adopted by the Board of Directors of said Corporation on the 23 day of Oct 1969, 1969 and the same do now constitute the By-Laws of said Corporation.

ATTESTED: _____

Secretary

AMENDED TO THE BY-LAWS

ARTICLE V.

ARTISTIC DIRECTOR

Section 1

SCOPE - Sole direction of the artistic activities of the corporation shall be vested in the Artistic Director.

Section 2

SELECTION - The Artistic Director shall be selected by and serve at the pleasure of the Board of Directors.

Section 3

DUTIES - It shall be the duty of the Artistic Director to make such reports as are from time to time desired by the Board of Directors and to present at the annual meeting a statement of operations and a balance sheet.

Bernal Heights Visual Arts Center
By-Laws

1. Kenneth Wright - Chairman - Artist-poet
42 Winfield Street 824-1858
2. Eric Holmes - First Vice Chairman - Contractor
44 Winfield Street 647-7919
3. Robert Young - Second Vice Chairman - Contractor
75 Winfield Street 826-0493
4. Charles Hayes - Secretary - Electrical Contractor
50 Winfield Street 285-3156
5. ~~Steve Rennie - Treasurer -~~ Architect
~~24 Macdonald - 418-7565~~
6. Norman Craig Flemming - Artistic Director
75 Winfield Street
7. David Whitten - Artistic Director
44 Elsie Street 648-5263

Residential Trustees

- Mr. and Mrs. Armando Ammentel - President Bernal Heights Association
- ~~Mr. and Mrs. Armando Ammentel - Director of Precita Center~~
- Mr. Richard Gamble - Dept. of City Planning
- Mr. and Mrs. Carla Mueller - Bernal Heights Association
- Mr. Harman Grant - Bernal Heights Association
- Mrs. Lynn Stetman - Director of Haight-Ashbury Center
- Miss Genett Sunnesyn - Architect
- Mrs. Joann Hall - Social Worker
- Mrs. Lee Egger - Bernal Heights Historian

Mr. Alvin Shaeffer - Board of Directors

Mr. Jerry Collins - Director Bernal Action for Progress

Parent Advisory Committee

1. ~~Sylvia Yoneda - 367 Elm Street - 824-6357~~
2. ~~Kathy W. - 165 Locust Street - 238-1998~~
3. Chris Bolms - 44 Winfield Street - 647-7919
4. Marcella Wright - 42 Winfield Street - 824-4858
5. Mimi Mueller - 321 Elsie Street - M18-6062
6. Pinki Wright - 530 Ellsworth Street - 824-7436
7. Wilma Young - 75 Winfield Street - 826-0493
8. Lorraine Ammenti - 302 Precita - 648-4092
9. Susan Callenger - 18 Winfield Street - 285-3857
10. Carole Wiley - 225 Mullen Street
11. Francis Spencer - 606 Banks - JA6-2095
12. Cora S. Cruz - 57 Santa Marina Street
13. Sybil H. Dixon - 555 Vally Street - 282-3602

Professional Consultants

Herb Simon - Board of Education

Kenneth Hecht - San Francisco Neighborhood Legal Assistance

Suzi Ann Martinez - San Francisco Neighborhood Legal Assistance

Ronald J. Martin - San Francisco Neighborhood Legal Assistance

Helen M. De Renzo - Board of Education

Rose Penn - Day Nurseries Representative

Doris Kahn - Child Care Coordinator

Constance Duskin - Haight-Ashbury Childrens Center

Curtis Jones - Director of Early Childhood Development EOC

Officio

Director of Exhibitions

June Dunn - Neighborhood Art Project

June Morrison - Director International Children's Center

Beckey Jenkins - Neighborhood Art Project

Elizabeth N. Du Pont - Civic Leader

Sally Hellyer - Civic Leader; Artist

Ruth Asana - San Francisco Art Commission

Greer Morton - Urban Education San Francisco Art Institute

Kathy Kettes - Dock of Bay

Sam Tuhaketai - Art Instructor

Joseph L. Aloto - Mayor, City Hall

Mr. John C. Lilly - Property Management Bureau

Mr. John H. Anderson - Assistant Deputy of Development

Mr. James Brasil - City Hall

Mr. John Torphy - Office of the Mayor

Mr. Perels Cayton - Mayors Office on Human Relations

Mr. Jack Morrison - Supervisor

Mr. James R. Hecht - Assistant to Senator Milton Marks

Teen Advisory Committee

1. Craig Flemming
2. David Whitten
3. Fernando Lopez
4. Raymond Bennett
5. John Logan
6. Donald Ray Davis
7. Ronda Flemming

One Representative from Each of the Following Organizations

- 1 - Bernal Heights Association
- 1 - Bernal Action for Progress
- 1 - Bernal Merchants
- 1 - Bernal Branch Library - Seidhoff
- 1 - Bernal Economic Opportunity Council
- 1 - Bank of America - Mr. Baer
- 1 - Junipero Serra School - 625 Holly Park
- 1 - Paul Revere School - 555 Tompkins
- 1 - Le Conte School - 3125 Army Street
- 1 - Fairmont School - 65 Chenery Street
- 1 - Precita Center - 534 Precita Avenue
- 1 - Head Start Program
- 4 - PTA
- 1 - Welfare Rights
- 1 - Bernal Heights Improvement Association
- 1 - Police Community Relations

Curriculum Consultants

The San Francisco Unified School District

The San Francisco Art Commission

The San Francisco Art Institute

The San Francisco Neighborhood Art Program

Economic Opportunity Counsel

Bernal Heights

Neighbors Unite

By Kathy Kettler

In Bernal Heights, the further up Bernal Hill you go, the more you have the experience of America as a class society. At the bottom of the hill there is a fantastic mixture of people: Greeks, Portuguese, Chicanos, blacks, even gypsies. Toward the top the people grow paler and the tip-top of the hill is reserved for the middle-classes, professionals, and for city buildings of all kinds. There's a deserted school, a fire house, a park and a grove of eucalyptus trees next to a lovely old, abandoned house that stands on grounds belonging to the city's Water Department.

Beginning January 1, the house will be the site of the Bernal Heights Child Care Center. If the child care center evolves from community needs, as the visual arts program evolved from what began as a block party, Bernal Heights will remain one of the most active and involved communities in the city.

There are a number of different groups at work in the area involving numerous interests among the hill dwellers: the Bernal Heights Association for example is among the most influential. The Association sponsors the annual Bernal Street Fair to raise money for community projects, has a tree-planting project. Its main interests are property upkeep on the Hill and acquiring more property for parks. And, Courtland Avenue and Mission Street merchants sometimes work together on issues of mutual concern such as poor garbage collection and removal of abandoned cars.

The Visual Arts Center draws people from several of these groups, and its most active members are primarily concerned with seeing that the proposed center meets the needs of the children and young people on Bernal Hill in a variety of ways.

On January 1 the Visual Arts Center will begin its after-school program creative arts program for young people, ages 7 to 18. The program is an extension of one carried on by Kenneth and Marcella Wright and their neighbors on Elsie, Winfield and Prospect Streets in the Wrights' basement began last spring. At that time the Wrights converted their basement into a studio for young people from poor areas all over the city who belonged to the Malcolm X education center. Wright and Melvin Stroud, who started the program, explained the program's central principle which was Malcolm X's: "He who knows how to learn, knows enough." Before long, neighborhood kids stopped by the basement to make use of the art materials available there. They were followed by their parents who began to work and become acquainted with their neighbors. The parents worked on upkeep of the basement and took the kids on day trips. Parents watched their kids create fine work, Wright says, and their own perceptions grew as they took advantage of learning opportunities they themselves had

who had never known each other before the program began.

In August, parents decided to expand the program and its facilities. They proposed use of the abandoned property owned by the Water Department. Young people gathered 2000 signatures on a petition in favor of renovating the small, study house on Elsie Street. Wright went from door to door in the neighborhood asking parents what they felt their kids needed to grow and thrive in a multi-racial neighborhood.

In late September Wright was joined by more than 600 residents of the Hill at an Enrollment Day Fair on the grounds of the Elsie Street house. The group met to decide which programs should be implemented in addition to the after-school visual arts program. They spoke of plans for a Bernal Heights Child Care Center and a co-operative nursery at principle needs in the community which is composed mainly of working-class families. A Board of Directors was formed to see to it that the property meet city housing regulations, and to begin fund-raising around the community. "The general community feeling is that the City should bring the building up to code as it should have done long ago, and the community will maintain it," one board member explained.

Others on the board plan to enlist the aid of civic action organizations in the community like the Girl Scouts, the Bernal Heights Association, and the merchants along Courtland Avenue and Mission Street. The board recognizes that it is the merchants' job to serve the needs of the community that patronizes their enterprises and to help preserve the multi-racial character of the area. The center and its programs are the result of broad community involvement based on expressed needs of the area's residents who understand the importance of involving all sectors of the community in meeting common needs.

The active participation of the neighborhood's young people has taught parents much about getting themselves together. And, Wright recognizes the great importance of the young people's voices in determining how the center is to serve them. He wants to see young people on the Board of Directors of the Center, and he wants them to determine the center's taught in the after-school program when it begins to function on Elsie Street.

"The kids will learn from each other," Wright says, "with the assistance and involvement of their parents in their children's interests." Through the good work at the center, people at all levels on the Hill will find themselves working together at the top.

For further information about the center, come to the meeting of the Board of Directors on Wed., Oct. 22 at 7:30 p.m. or contact Kenneth Wright, 834-1855, or Sylvia Yoneda at 834-6657.

COMMUNITY TAKES OVER CENTER

More than 600 residents of Bernal Heights participated in the Enrollment Day Fair on the grounds of the historic house at 336 Elise Street, in Bernal Heights, on Sunday, Sept. 28. A puppeteer, a folk-singer and three rock bands performed continuously from noon to six p.m., while the children consumed huge quantities of free watermelon, cookies baked by neighborhood mothers, and KoolAid. Parents discussed plans and ideas for a child care center, after school creative arts program, a cooperative nursery and other possible programs, amidst a setting of children's art work, and photographic exhibits hung attractively from the old house.

The puppeteer, Tommy Roberts, who has been associated with such groups as the Living Theater, opened the entertainment. He was followed by the Cold Turkey, Nancy Shimmel singing children's folk songs, The Shades of Joy, and the Circus Band, together creating joyful sounds among the greenery and sunshine.

The Bernal Heights Education Center organized the fair to estimate the amount of community interest in the proposed programs to be offered in the near future at the old house which will be leased from the city. Until now, no full time pre-school or after school programs have been offered in Bernal Heights, a matter of concern to community residents for some time now.

In the past, many individuals have attempted to interest the community in child care centers, but their plans have never been realized, for a variety of reasons. The chief reason for the success of the present movement is the emphasis on broad community involvement and participation. It is being geared to the expressed needs of residents of the area, and additional programs will evolve from these expressed needs.

The beginnings of this successful community movement were made in the basement of Kenneth Wright's home on Windmill Street. He had three teachers and 20 children involved, from nine to eighteen years of age. The first group was mostly black children from poor areas all over the city. The materials for a wide variety of art media, including much oil painting, were provided by Ken and the other teachers at no cost

to the children. Gradually, the program involved the children of the Bernal Heights area, and a racial integration of many lower socioeconomic families. The children's art work was put together into exhibits at various community fairs, and even auction from those who viewed them. The judges at the Bernal Heights Street Fair in September awarded the children's art exhibit third prize.

More than 2500 names were gathered by 30 children from the Creative Arts Program at Windmill, and around the street fair and at the community proposing the use of the old house and grounds at 336 Elise St. abandoned for more than half a year by the City Water Department and vandalized as a result. The community has no center for child care, recreation or art activities of any kind for the year to come. The building itself is small, but sturdy, with a two-story fire and building code recently limit a number of children close to use it at one time, although the lovely grounds are more than ample for the requirements. There are facilities of existing the facilities by the community people for the children. However, first will come extensive renovation in order to satisfy the safety and building requirements. Much of the time and money of the renovation is due to the city not being able to pay for it. The general community feeling is that the city should bring the building up to code as it should have a long life, and the community will maintain it.

The Water Department has verbally agreed to offer the building as a non-profit organization, and a lease for the community use. The building is now in the hands of the community. The lease must be approved soon. As soon as it is, the community will make to open the building on a limited basis to the community, limited mainly by the district of the premises and the code requirements for a building use by children.

For further information about the Center at 336 Elise, drop notes with suggestions or questions, or call Sylvia Yoneda, 336-3157, or Kenneth Wright, 336-3158. We need your support, your spare time, and money for this community project to succeed. Together we will make it happen.

COMMUNITY CENTER BUILDING

2011

MEASUREMENTS OF HEIGHTS

[illegible]

A New Bernal
Day Center
With Old Ties

The boarded-up, century-old caretaker's house at College Hill—reservoir in Beacon Heights — which is its youth, guarding the shores of Lake Michigan (Lakes — will have this house as its roof in the

The San Francisco War Department, chief of the Pacific Division, has received the following information from the Japanese government:

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1. I am not a member of
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 3. any other organization
 4. which advocates the
 5. overthrow of the
 6. Government of the
 7. United States.

The facility has been constructed as a normal life-size, indoor swimming center and is capable of 10 to 15 per cent seasonal loads. If the sponsors can meet their end of financing needs,

MEMORANDUM

Harry Lachar has volunteered to be a
 Workshop volunteer, a post that has re-
 mained vacant since the election of a
 productive group, which at last has
 ended. If you are interested in help-
 ing on the 1970 workshop, drop
 Harry a card at this address:

Harry Lachar
 112 15th St.
 S.F. 10010

or sign up at the next meeting you at-
 tend. Bill Rosenblatt is looking for
 requests to city HPL.

PHONE LIST

The ERM board members, who have
 wire listed, are: Bill Rosenblatt, 112
 Journal Avenue, S.F. 10010
 Andy Rosenblatt, 112 15th St.
 Fred Rosenblatt, 112 15th St.
 Bob Rosenblatt, 112 15th St.
 Mrs. Bob Rosenblatt, 112 15th St.
 Frank Rosenblatt, 112 15th St.
 Bill Rosenblatt, 112 15th St.
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 Bill Rosenblatt, 112 15th St.

WORKSHOP

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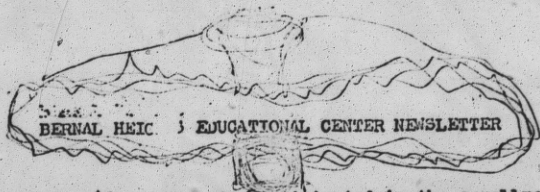
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LIST OF MATERIALS NEEDED TO OPEN
VISUAL ARTS PROGRAM AT 336 ELSIE STREET

asphalt roofing shingles
two toilets face bowls
central heating system
window glass
sturdy tables and chairs (preferably non-metal)
one office-type desk
interior paint
all types of art materials
electrical service and fixtures
toilets water heater
glazing and window sashes
roofing, down spouts, etc.

There are many more requirements for the projected day-care program, which will begin as these requirements can be satisfied. If you want further information, call Ken Wright 824-1858 or Sl Sylvia Yoneda 824-8057 or mail can be addressed to Sylvia Yoneda 367 Elsie Street San Francisco.



More than 600 residents participated in the enrollment day fair on the grounds of the historic house at 336 Elsie in Bernal Heights, Sunday. A puppeteer and three rock bands performed continuously from noon to six p. m. while the children consumed quantities of free watermelon, cookies and Kool-Aide and parents discussed plans for a child care center, visual arts program, and parent co-op.

The puppeteer, Tommy Roberts, who has been associated with such groups as the Living Theater, opened the program. He was followed by the Cold Turkey, the Shades of Joy, the Circus Band, battling out a heavy beat among the greenery and sunshine.

The Bernal Heights Educational Center organized the fair in response to community interest demonstrated by a petition of 3,000 signatures asking the Water Dept. to lease the building for educational purposes. Until now no full time preschool or after school programs have been offered in Bernal Heights. This has been of concern to community residents for some time. Further information is available from Kenneth Wright, tel. 8241858 or Sylvia Yoneda, tel. 8246657.

October 3, 1969

FAIR

COME TO THE BERNAL HEIGHTS

enroll your
child in the
day care center.

day care center

Free
Food, Music
entertainment
and gift selling

day care
center

3-6 Free 3-6 day care center at Bernal
across from Bull Park

BERNAL HEIGHTS VISUAL ARTS NEWSLETTER

Artistic Director - Kenneth Wright

Assistant Director - Suzanne Buchanan

ANNOUNCING!!!

THANK YOU!!!!

COMMUNITY MEETING!!!

WEDNESDAY, OCTOBER 22, 1969

All members, organizations and other interested parties are invited to attend a community meeting on Wednesday, October 22, at 7:00 P.M., in the basement meeting room of the Bernal Heights Public Library, 500 Portland Ave.

The purpose of the meeting will be to discuss utilization of the building at 335 Elsie Street.

The Visual Arts Program will be established and in operation, from 8:00 P.M. to 6:00 P.M., within a few weeks. We'd like to have additional use of the building until funding for the Child Care Center is received.

It is your building to use for the involvement and betterment of the community!

We heartily welcome any suggestions or ideas you may have for the Bernal Heights area regarding education, community participation, health, and the arts.

We look forward to seeing you at the meeting!

ALL ARE WELCOME!!!

For further information, call:

Kenneth Wright - 324-1353
Sylvia Torres - 324-5557

More than 500 residents of the Bernal Heights area attended the Enrollment Fair on September 23, 1969, on the grounds of 335 Elsie Street, and signed the enrollment list for the future benefit of their children.

The fair was sponsored by the Bernal Heights Visual Arts Center and refreshments of cookies, watermelon and apple-ids were cheerfully provided by members of our community.

We wish to thank all of those who participated and hope we may count on you again.

DONATIONS: DONATIONS: DONATIONS!

We desperately need the following items if we are to start operations at the Bernal Heights Visual Arts Center!!!

Windows (already given by Mr. Albert Smith)
Insulation (all kinds)
Asphalt roofing, shingles
Two toilets
Central heating system
An earth-quake proof foundation

NOTE!!!
Anyone who can help us acquire these items, please contact:
Kenneth Wright - 324-1353

The San Francisco Unified School District has never been able to do without a Children's Center -- WE MUST DO IT OURSELVES!

NEIGHBORS UNITE -- FOR OUR OWN COMMUNITY CENTER

Now We Have:

A VISUAL ARTS PROGRAM --

- * It will imitate the art colleges and universities.
- * From 3:30 p.m. to 9:00 p.m.
- * For ages 2 to 16 yrs and 16 yrs to 22 yrs
- * The art activities that we want: drawing, painting, silk-screen, textile design, oils, photography, ceramics.

A CHILD-DAY CARE CENTER

- * An all-day, pre-school program from 7:30 to 6:00 p.m.
- * For children from 2-1/2 yrs to 6 yrs
- * Mothers will be fully paid teachers.

WE CAN HELP OUR CHILDREN TO LIVE A GOOD EDUCATIONAL PROGRAM

For more information drop a card or letter to:

Kenneth Wright *
336 Hyde Street
San Francisco, California

LOOK IN YOUR NEWSPAPER FOR THE DAY AND DATE OF THE MEETING FOR
OUR NEXT MEETING HERE AND THERE

published by Daniel F. de la Cruz, Editor

printed by neighborhood arts program on fourth corner building

ENROLLMENT DAY FAIR

BERNAL HEIGHTS EDUCATIONAL CENTER
336 ELSIE - OFF CORTLAND - NEAR HOLLY PARK
SUNDAY, SEPT 28 - NOON TO SIX PM.



THE OLD HOUSE AND BIG YARD AT 336 ELSIE
ARE AVAILABLE NOW FOR COMMUNITY USE....

WE CAN START A CHILD CARE CENTER SOON.
ENROLL YOUR CHILD IN THE CENTER...
SHOW YOUR SUPPORT....

PARENTS, TEENAGERS, CHILDREN, NEIGHBORHOOD PEOPLE
COME WITH YOUR OWN IDEAS FOR PROGRAMS...

FREE FOOD - MUSIC - BABYSITTING - ENTERTAINMENT
IF YOU CAN HELP DISTRIBUTE LEAFLETS, DONATE
FOOD, SET UP THE FAIR, CALL KEN WEIGHT 224-1152